04076/2025

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গ WEST BENGAL

AU 200645

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached with the document are the part of this document.

29/04/2025

Q-20011609852/2025

District Sub-Registrar-IV
Registrar u/s 7 (2) of
Registration 1908
Alipore, South 24 Parganas

29 APR 2025

CONVEYANCE

1. Date: 29.04.25
2. Place: Kolkata
3. Parties

- 2282 04 FEB 2025

No.....Rs. /- Date.....
Name:-B. C. LAHIRI
Advocate
Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor .....

Amita Ghosh
C/o- Biplab Ghosh
Vill- Belliachandi
P.O- Sochaon
P.S- Jaynagar
Dist- 24 Pgs (S)
743391

District Sub-Registrar-IV
Alipore, South 24 Parganas
03 APR 2025

3.1 **MARUFA KHATUN (PAN: LYMPK5570J and Aadhaar No. 2247-8052-2826)**, wife of Late Md. Nasiruddin Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN-700135, District South 24 Parganas;

3.2 **MD. MORTAJA MOLLA (PAN HLEPM1940K** and **Aadhaar No. 7947-3209-0416)**, son of Late Md. Nasiruddin Molla Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN-700135, District South 24 Parganas;

(collectively **Vendors**, include successors-in-interest)

And

3.3 **SAKHSHI KYAL (PAN APKPK3417Q** and **Aadhaar No. 3007 7888 5993)**, wife of Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

The Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as sub (agricultural) measuring 0.7936 (zero point seven nine three six) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian No. 1718, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Maniriddin Molla & Anr.:** At all material time (**1**) Maniruddin Molla and (**2**) Challaddin Molla were the joint and absolute owners in respect of land measuring 66 (sixty six) decimal,

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Alipore, South 24 Parganas

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more or less, being the entirety of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, at Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**) each having 8 (eight) anna share therein, free from all encumbrances.

5.1.2 **Demise of Maniruddin Molla:** Said Maniruddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his second wife, Pachi Bibi, 3 (three) sons from his first marriage, namely, (**1**) Khosdel Molla, (**2**) Khosal Molla and (**3**) Khoshabu Molla, 3 (three) daughters from his first marriage, namely, (**1**) Himela Bibi, (**2**) Sona Bibi and (**3**) Khoslal Bibi and 1 (one) son from his second marriage, namely, Beshlal Molla (collectively **Legal Heirs Of Maniruddin Molla**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Maniruddin Molla in the Mother Property, free from all encumbrances.

5.1.3 **Settlement of Mother Property:** In the above mentioned circumstances said Legal Heirs Of Maniruddin Molla have become the joint and absolute owners in respect of said 8 (eight) anna share of Late Maniruddin Molla and mutated their name in the records of the Revenional Settlement Records under R.S. Khatian No. 416. However, as per the '*mantabya*' column of said R.S. Khatian No. 416 the entirety of the Mother Property has been settled in favour of the Legal Heirs Of Maniruddin Molla, free from all encumbrances.

5.1.4 **Absolute Ownership of Mother Property:** In the above mentioned circumstances said Legal Heirs Of Maniruddin Molla became the joint and absolute owners in respect of the Mother Property, free from all encumbrances. The ownership of the Mother Property is given in the chart below:

Owner	R.S. Dag	Total Area of Dag (in dec)	Share	Ownership (in dec.)
Pachi Bibi (Second Wife)	98	66	12.5%	8.25
Khosdel Molla (Son of First Wife)	98	66	15.91%	10.5
Khosal Molla (Son of First Wife)	98	66	15.91%	10.5
Khoshabu Molla (Son of First Wife)	98	66	15.91%	10.5
Beshlal Molla (Son of Second Wife)	98	66	15.91%	10.5
Himela Bibi (Daughter of First Wife)	98	66	7.95%	5.25
Sona Bibi (Daughter of First Wife)	98	66	7.95%	5.25
Khoslal Bibi (Daughter of First Wife)	98	66	7.95%	5.25
		Total:	**100%**	**66**

5.1.5 **Ownership of Khosdel Molla:** In the above mentioned circumstances said Khosdel Molla became the sole and absolute owner in respect of land measuring 10.5 (ten point five) decimal,

more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.

5.1.6 **Sale to Iyad Ali Molla & Anr.:** By a Deed of Sale dated 24th March, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 32, at Pages 124 to 126, being Deed No. 3146 for the year 1969, said Khosdel Molla sold, conveyed and transferred the Larger Property unto and in favour of (1) Iyad Ali Molla and (2) Abbachuddin Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 3146/1969, said 1) Iyad Ali Molla and (2) Abbachuddin Molla sold land measuring 16.5 (sixteen point five) decimal, in said R.S. Dag No. 98. However, said 1) Iyad Ali Molla and (2) Abbachuddin Molla was entitled to the Larger Property and therefore, the actual sale took effect vide the said Deed No. 3146/1969 was in respect of the Larger Property.

5.1.7 **Sale to Joynal Molla:** By a Deed of Sale dated 18th February, 1970, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 13, at Pages 234 to 236, being Deed No. 961 for the year 1970, said (1) Iyad Ali Molla and (2) Abbachuddin Molla sold, conveyed and transferred the Larger Property unto and in favour of Joynal Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 961/1970, said Khosdel Molla sold land measuring 16.5 (sixteen point five) decimal, in said R.S. Dag No. 98. However, said Iyad Ali Molla and Abbachuddin Molla were collectively entitled to the Larger Property and therefore, the actual sale took effect vide the said Deed No. 961/1970 was in respect of the Larger Property.

5.1.8 **Demise of Joynal Ali Molla:** Said Joynal Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Fajila Bibi alias Fajila Molya, 4 (four) sons, namely, (1) Alauddin Molla, (2) Golam Mahiuddin alias Golam Mahiuddin Molla, (3) Md. Nasiruddin Molla and (4) Jakir Molya and 3 (three) daughters, namely, (1) Khadija Mallick alias Khadija Bibi, (2) Fatema Bibi and (3) Hamida Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Joynal Ali Molla in Larger Property, free from all encumbrances.

5.1.9 **Mutation:** In the above mentioned circumstances said Md. Nasiruddin Molla became the sole and absolute owner of land measuring 1.6705 (one point six seven zero five) decimal, more or less, out of the Larger Property (**Property Of Nasiruddin Molla**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar II, under L.R. Khatian No. 1718, free from all encumbrances.

5.1.10 **Demise of Md. Nasiruddin Molla:** Said Md. Nasiruddin Molla, a Muslim governed by the *Sunni* School of Mohammedan Law died intestate on 6th April, 2020, leaving behind him surviving his only wife, Marufa Khatun, 1 (one) son, Md. Mortaja Molla and 3 (three) daughters, namely, (1) Nafisa Parvom, (2) Nasiba Parveen and (3)

Nusrat Parveen, as his only legal heir and Heiresses, who jointly and in diverse share inherited the right, title and interest of Late Md. Nasiruddin Molla in Property Of Nasiruddin Molla, free from all encumbrances.

5.1.11 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Marufa Khatun and (2) Md. Mortaja Molla (collectively Vendors herein) became the joint and absolute owners in respect of the Said Property out of the Property Of Nasiruddin Molla vis-à-vis the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens,

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attachments, *lis pendens*, uses, *debutters*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as sali (agricultural) measuring 0.7936 (zero point seven nine three six) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian No. 1718, Mouza Jirangachu, J.L. No. 25, Police Station Kasbipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.4,00,000/- (Rupees Four Lakhs only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

District Sub-Registrar-IV
Alipore, South 24 Parganas

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8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag No. 98, corresponding L.R. Dag No. 91 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag [acquired vide the aforesaid recital] under these presents whatsoever and howsoever in nature.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorise the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and

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classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and **(b)** appoint the Purchaser as the constituted attorney of the Vendors and empower and authorise the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

District Sub-Registrar
Registration Deed

23 APR 2025

Schedule
(Said Property)

Land (vacant) classified as *sali* (agricultural) measuring 0.7936 (zero point seven nine three six) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian No. 1718, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 98 is butted and bounded as follows:

On the North	: By R.S. Dag No. 97
On the East	: By R.S. Dag Nos. 123, 140, 141 & 142
On the South	: By R.S. Dag No. 120
On the West	: By R.S. Dag Nos. 99 & 119

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Anwita Ghosh
W/o- Debaghandi
P.O- Gochorion
P.S- Jaynagar
Dist- 24 Pgs (S)
743331

2. Alangir Reza Adv
28/1 Judges Court Road
Kol-27

মহঃ মোর্তাজা মোল্লা

(Vendors)

Drafted by:

Alangir Reza
WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Anwita Ghosh

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

29 APR 2025

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees Four Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52025042800496562 (P)	28.04.25	Indian Overseas Bank	50,000.00
UTR No. IOBAR52025042800496936 (P)	28.04.25	Indian Overseas Bank	3,50,000.00
		Total:	**4,00,000/-**

Witnesses:

1. Amrita Ghosh

2. Alamgir Reza Adv

মোঃ মর্তুজা মোল্লা

mo Mortaza Molla

[Vendors]

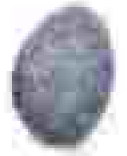
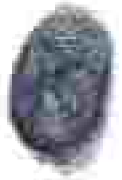
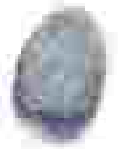
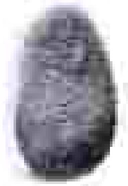
Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereunto to the vendors who have subscribed their respective hands and seals after understanding it have understood the same in the presence of the witnesses above named.

Amrita Ghosh

District Sub-Registrar IV
Alipore, South 24 Parganas

29 APR 2015

SPECIMEN FORM FOR TEN FINGER PRINTS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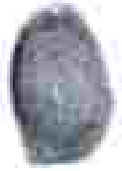
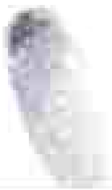
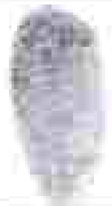
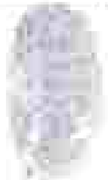
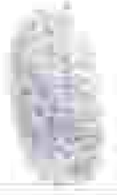
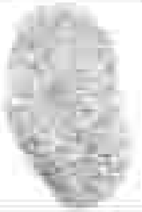
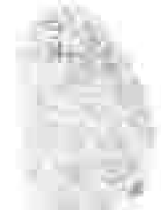
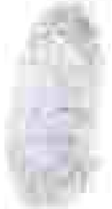
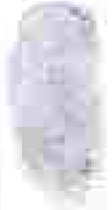
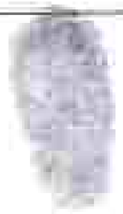
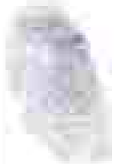
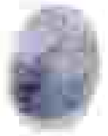
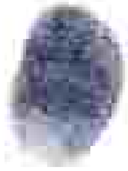
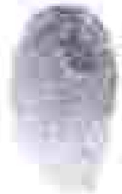
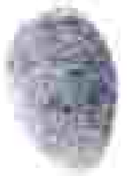
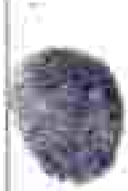
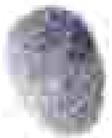
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	MD Mortoja Molla					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	[illegible]					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

District Sub-Registrar-IV
Alipore, South 24 Parganas

APR 2005

3.

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001169852/2025	Office where deed will be registered
Query Date	29/04/2025 10:48:30 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnae,Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 4,00,000/-		Rs. 4,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 20,020/- (Article:23)		Rs. 4,014/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-416	Bastu	Shali	0.7938 Dec	4,00,000/-	4,00,000/-	
	Grand Total :				.7938Dec	4,00,000 /-	4,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MARUFA KHATUN Wife of NASIRUDDIN MOLLA,JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. LYxxxx=0J, Aadhaar No.: 22xxxxxxxx2826,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	MD MORTAJA MOLLA Son of MD NASIRUDDIN MOLLA,JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2005, PAN No. HLxxxxxx0K, Aadhaar No.: 79xxxxxxxx0416,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SAKHSHI KYAL Wife of RAHUL KYAL,30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. APxxxxxx7Q, Aadhaar No.: 30xxxxxxxx5993,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of MARUFA KHATUN, MD MORTAJA MOLLA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MARUFA KHATUN	SAKHSHI KYAL-0.7936 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-05-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 29-05-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	19202526004031417 8	Payment Mode:	SBI Epay
GRN Date:	29/04/2025 12:31:26	Bank/Gateway:	SBIePay Payment Gateway
BRN :	497132971612 3	BRN Date:	29/04/2025 12:31:49
Gateway Ref ID:	20250429668216	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	29042025200403141 6	Payment Init. Date:	29/04/2025 12:31:26
Payment Status:	Successful	Payment Ref. No:	2001169852/1/2025
-			(Query No*/Query Year)

Depositor Details

Depositor's Name:	Mrs SAKISHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	29/04/2025
Period To (dd/mm/yyyy):	29/04/2025
Payment Ref ID:	2001169852/1/2025
Dept Ref ID/DRN:	2001169852/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001169852/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2001169852/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	4014
			Total	23934

IN WORDS: TWENTY THREE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1604-03883/2025	Date of Registration	29/04/2025
Query No / Year	1604-2001169852/2025	Office where deed is registered	
Query Date	29/04/2025 10:48:30 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee,Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4,00,000/-		Rs. 4,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:23)		Rs. 4,046/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	HS-98	RS-416	Bastu	Shali	0.7936 Dec	4,00,000/-	4,00,000/-	
	Grand Total :				.7936Dec	4,00,000 /-	4,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MARUFA KHATUN (Presentant) Wife of NASIRUDDIN MOLLA Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025 ,Place : Office		Captured	
		29/04/2025	LTI 29/04/2025	29/04/2025
	JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: LYxxxxx0J, Aadhaar No: 22xxxxxxxx2826, Status :Individual, Executed by: Self, Date of Execution: 29/04/2025			

2	Name	Photo	Finger Print	Signature
	MD MORTAJA MOLLA Son of MD NASIRUDDIN MOLLA Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025 ,Place : Office		Captured	
		29/04/2025	LTI 29/04/2025	29/04/2025
	JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: HLxxxxxx0K, Aadhaar No: 79xxxxxxxx0416, Status :Individual, Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SAKHSHI KYAL** Wife of RAHUL KYAL 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: APxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	29/04/2025	29/04/2025	29/04/2025
Identifier Of MARUFA KHATUN, MD MORTAJA MOLLA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MARUFA KHATUN	SAKHSHI KYAL-0.7938 Dec

Endorsement For Deed Number : I - 160403883 / 2025

On 29-04-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:29 hrs on 29-04-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MARUFA KHATUN , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 29/04/2025 by 1. MARUFA KHATUN, Wife of NASIRUDDIN MOLLA, JIRANGACHA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. MD MORTASA MOLLA, Son of MD NASIRUDDIN MOLLA, JIRANGACHA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indentified by AMRITA GHOSH, , , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,046.00/- (A(1) = Rs 4,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/04/2025 12:31PM with Govt. Ref. No: 192025260040314178 on 29-04-2025, Amount Rs: 4,014/-, Bank: SBI EPay (SBIePay), Ref. No. 49713297161 23 on 29-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/- , by online = Rs 19,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2282, Amount: Rs.100.00/-, Date of Purchase: 04/02/2025, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/04/2025 12:31PM with Govt. Ref. No: 192025260040314178 on 29-04-2025, Amount Rs: 19,920/-, Bank: SBI EPay (SBIePay), Ref. No. 49713297161 23 on 29-04-2025, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 99366 to 99384

being No 160403883 for the year 2025.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Anupam Halder
Date: 2025.04.29 17:29:42 +05:30
Reason: Digital Signing of Deed

(Anupam Halder) 29/04/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 605690

CONVEYANCE

1. **Date:** 22.04.2022
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Alipore, South 24-Pgs

20251 26 OCT 2021

Rs. 100/- Date

Name ALAMGIR REZA
ADVOCATE
Address ALIPORE JUDGES COURT
KOL-27
Number WB/1268/2003

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anwita Ghosh

2733

KOAL DEVELOPERS PRIVATE LIMITED
Anwita Ghosh
Director / Authorised Signatory

2734

Nizamuddin Molla

2735

L.T.I of Kanan Bala Ghosh
By the Pan of Alamgir Raza Adv

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

Identified by me
Alamgir Raza Adv
S/o Jahangir Raza
28/1 Judges court Road
P.O M.S. Alipore
Kol-27

3.1 **KANANBALA GHOSH (PAN CDGPG0072B** and **Aadhaar No. 3064 3655 4330**), wife of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;

3.2 **KALPANA GHOSH (PAN BEHPG6572H** and **Aadhaar No. 883639650767**), daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Hatisala, Post Office Hatisala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;

3.3 **ALPANA GHOSH (PAN CBRPG9046E** and **Aadhaar No. 2274 5254 5506**), wife of Tapash Ghosh and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Krishnapur, Ghosh Para, Milan Bazar, Post Office Krishnapur, Kolkata-700102, Police Station Rajarhat, District North 24 Parganas;

3.4 **SHANTANA GHOSH (PAN CDIPG7941K**and **Aadhaar No. 209892889131**), wife of Kishore Ghosh and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Muldia, Gobindabati (M), Chaitanyapur, Post Office Mandirbazar, PIN-743395, Police Station Mandirbazar, District South 24 Parganas;

3.5 **MINATI ADHIKARY nee GHOSH alias MINATI GHOSHADHIKARY (PAN BPBPG5831G** and **Aadhaar No. 3347 7483 6689**), wife of Samar Adhikary and daughter ofLate Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;
(collectively **Vendors**, include successors-in-interest)

And

3.6 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E**), having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F&Aadhaar No. 274444982164**), son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391(**Purchaser**, includes successors-in-interest)

And

3.7 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q** and **Aadhaar No. 401623755842**), son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas(**Confirming Party**, includes successors-in-interest)

2736

Kalpana Ghosh.

2737

L.T.I of Alpana Ghosh

By the Pen of Alamgir Reza Adv

2738

2799

Minati Ghosh Adhikary.

Alamgir Reza Adv

Additional Sub-Registrar-IV
Registrar U/S 3 (2) of
Registration Act
Alipore, South 24 Parganas

The Vendors, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**)Land classified as *sali* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)land classified as *danga*(highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**)and more fully described in**Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon**And** (**3**) land classified as *danga*(highland) measuring 0.3704 (zero point three seven zero four) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon**And** (**4**) land classified as *danga*(highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV**of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D**annexed hereto and bordered in colour **Red** thereon**And** (**5**) land classified as *danga*(highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V**of the **First Schedule** below and the said R.S. *Dag* No. 113 is delineated on **Plan-E**annexed hereto and bordered in colour **Red** thereon**And** (**6**) land classified as *danga*(highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within

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the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI**of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F**annexed hereto and bordered in colour **Red** thereon**And (7)** land classified as *danga*(highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII**of the **First Schedule** below and the said R.S. *Dag* No. 92 is delineated on **Plan-G**annexed hereto and bordered in colour **Red** thereon**And (8)** land classified as *sali*(agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII**of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-H**annexed hereto and bordered in colour **Red** thereon**And (9)** land classified as *sali*(agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No.108, R.S. Khanda Khatian No.187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property**) and more fully described in **Part-IX**of the **First Schedule** below and the said R.S. *Dag* No. 117 is delineated on **Plan-I**annexed hereto and bordered in colour **Red** thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Ninth Property are more fully and collectively described in the **Second Schedule** below(collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of **(1)**land measuring 101 (one hundred and one) decimal, being the entirety of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Uttam**), **(2)**land measuring 154 (one hundred and fifty four) decimal, being the entirety of R.S. Dag No. 102, recorded under R.S.

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Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Uttam**), (**3**) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Uttam**),(**4**) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Uttam**),(**5**) land measuring 40 (forty) decimal, being the entirety of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Uttam**),(**6**) land measuring 131 (one hundred and thirty one) decimal, being the entirety of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property Of Uttam**),(**7**) land measuring 112 (one hundred and twelve) decimal, more or less, out of150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property Of Uttam**),(**8**) land measuring 42 (forty two) decimal, being the entirety of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property Of Uttam**) and (**9**) land measuring 11 (eleven) decimal, being the entirety of R.S. Dag No. 117, recorded under R.S. Khatian No.108, R.S. Khanda Khatian No.187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property Of Uttam**), the First Property Of Uttam, Second Property Of Uttam, Third PropertyOf Uttam, Fourth PropertyOf Uttam, Fifth PropertyOf Uttam, Sixth PropertyOf Uttam, Seventh PropertyOf Uttam, Eighth PropertyOf Uttam and Ninth PropertyOf Uttam (collectively**Mother Property**).

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:**Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Bipin Bihari Ghosh:** In the above mentioned circumstances said Bipin Bihari Ghosh became the sole and absolute owner in respect of (**1**)land measuring 11.2222 (eleven point two two two two) decimal, more or less, out of the First Property Of Uttam (**First Larger Property**), (**2**)land measuring 17.1111 (seventeen point one one one one) decimal, more or less, out of the Second Property Of Uttam (**Second Larger Property**), (**3**) land measuring 1.3333 (one point three three three three) decimal, more or less, out of the Third Property Of Uttam (**Third Larger Property**),(**4**) land measuring 10.4444 (ten point four four four four) decimal, more or less, out of the Fourth Property Of Uttam (**Fourth Larger Property**),(**5**) land measuring 4.4444 (four point four four four four) decimal, more or less, out of the Fifth Property Of Uttam (**Fifth Larger Property**),(**6**) land measuring 14.5556 (fourteen point five five five six) decimal, more or less, out of the Sixth Property Of Uttam (**Sixth Larger Property**),(**7**) land measuring 12.4444 (twelve point four four four four) decimal, more or less, out of the Seventh Property Of Uttam (**Seventh Larger Property**),(**8**) land measuring 4.6667 (four point six six six seven) decimal, more or less, out of the Eighth Property Of Uttam (**Eighth Larger Property**)and (**9**) land measuring 1.2222 (one point two two two two) decimal, more or less, out of the Ninth Property Of Uttam (**Ninth Larger Property**), the First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property, Fifth Larger Property, Sixth Larger Property, Seventh Larger Property, Eighth Larger Property and Ninth Larger Property (collectively**Larger Property**), free from all encumbrances.

5.1.5 **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his2 (two) sons, namely, (**1**) Bhadreshwar Ghosh and (**2**) Siddheshwar Ghosh and 1 (one) daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in the Larger Property, free from all encumbrances.

5.1.6 **Demise of Siddheshwar Ghosh:**Said Siddheshwar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Kanan Bala Ghosh,1 (one) son, Sadhan Ghosh and 4 (four) daughters, namely, (**1**) Kalpana Ghosh, (**2**) Alpana Ghosh, (**3**) Shantana Ghosh and (**4**) Minati Adhikary nee Ghosh, as his only legal heir and heireases, who jointly and in equal share inherited the right, title and interest of Late Siddheshwar Ghosh in the Larger Property, free from all encumbrances.

5.1.7 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Kanan Bala Ghosh, Kalpana Ghosh, Alpana Ghosh, Shantana Ghosh and Minati Adhikary nee Ghosh (collectively Vendors herein)have become the joint and absolute owners in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Ninth Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.8 **Agreement with Confirming Party:** Nijam Uddim Molla (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors have received the advance/earnest money as agreed between them.

5.1.9 **Nomination:** Thereafter, the Purchaser herein approached the Vendors and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.

5.1.10 **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and Confirming Party jointly and severally represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendors/Confirming Party:** The Vendors and/or Confirming Partyhave not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendorshave good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

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7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below,being (**1**)the First Property, i.e.,land classified as *sali* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)the Second Property, i.e., land classified as *danga* (highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon**And** (**3**) the Third Property, i.e., land classified as *danga* (highland) measuring 0.3704 (zero point three seven zero four) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon**And** (**4**) the Fourth Property, i.e., land classified as *danga* (highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV**of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D**annexed hereto and bordered in colour **Red** thereon**And** (**5**) the Fifth Property, i.e., land classified as *danga* (highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V**of the **First Schedule** below and, the said R.S. *Dag* No. 113 is delineated on **Plan-E**annexed hereto and bordered in colour **Red** thereon**And** (**6**) the Sixth Property, i.e., land classified as *danga* (highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully

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described in **Part-VI** of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And** (7) the Seventh Property, i.e., land classified as *danga* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. *Dag* No. 92 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **And** (8) the Eighth Property, i.e., land classified as *sali* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-H** annexed hereto and bordered in colour **Red** thereon **And** (9) the Ninth Property, i.e., land classified as *sali* (agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** below and the said R.S. *Dag* No. 117 is delineated on **Plan-I** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.49,00,000/- (Rupees Forty Nine Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs.39,00,000/- (Rupees Thirty Nine Lakh only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten Lakh only) to the Confirming Party towards reimbursement of earnest money and nomination profit, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8.Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

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8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, waqf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors and Confirming Party have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors and Confirming Party:** express indemnification by the Vendors and the Confirming Party about the correctness of the Vendors' title, Vendors' authority to sell, Confirming Party's right to nominate and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and/or the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under the Vendors and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly(**a**) consent to the same and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (**a**) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendorshave handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendors and the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under

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them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors and the Confirming Party further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors and/or the Confirming Party in any manner. The Vendors and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

First Schedule
Part I
(First Property)

Land vacant classified as *sali* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 93, 94 & 96
On the East	:	By R.S. Dag Nos. 96 & 99
On the South	:	By R.S. Dag Nos. 101 & 118
On the West	:	By R.S. Dag Nos. 92, 101 & 102

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Property and appurtenances and inheritances for access and user thereof.

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Part II
(Second Property)

Land vacant classified as *danga* (highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and the said dag butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 92
On the East	:	By R.S. Dag Nos. 100 & 101
On the South	:	By R.S. Dag Nos. 103 & 105
On the West	:	By Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Land vacant classified as *danga* (highland) measuring 0.3704 (zero point three seven zero four) decimal, out of 12 (twelve) decimal, being a portion of R.S. *Dag No.* 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 110
On the East	:	By R.S. Dag No. 112
On the South	:	By R.S. Dag No. 497
On the West	:	By Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Property and appurtenances and inheritances for access and user thereof.

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Part IV
(Fourth Property)

Land vacant classified as *danga* (highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 112 is delineated on **Plan-D**annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 109 & 114
On the East	:	By R.S. Dag No. 113
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag No 111

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Property and appurtenances and inheritances for access and user thereof.

Part V
(Fifth Property)

Land vacant classified as *danga* (highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 113 is delineated on **Plan-E**annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 114
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag No.112

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fifth Property and appurtenances and inheritances for access and user thereof.

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Part VI
(Sixth Property)

Land vacant classified as *danga* (highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 100
On the East	:	By R.S. Dag Nos. 99, 119 & 121
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag Nos. 101, 117,116, 115, 114 & 113

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Sixth Property and appurtenances and inheritances for access and user thereof.

Part VII
(Seventh Property)

Land vacant classified as *danga* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 92 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 91
On the East	:	By R.S. Dag Nos. 94, 93 & 100
On the South	:	By R.S. Dag Nos. 102
On the West	:	By Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Seventh Property and appurtenances and inheritances for access and user thereof.

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Part VIII
(Eighth Property)

Land vacant classified as *sali* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 94 is delineated on **Plan-H** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	: By R.S. Dag No. 67
On the East	: By R.S. Dag No. 95
On the South	: By R.S. Dag Nos. 96,100 & 93
On the West	: By R.S. Dag No. 92 & 93

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Eighth Property and appurtenances and inheritances for access and user thereof.

Part IX
(Ninth Property)

Land classified as *sali* (agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 117 is delineated on **Plan-I** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S. Dag No. 101
On the East	: By R.S. Dag No.118
On the South	: By R.S. Dag No. 116
On the West	: By R.S. Dag No. 104

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Ninth Property and appurtenances and inheritances for access and user thereof.

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Second Schedule
(Said Property)
[*Subject Matter of Conveyance*]

Land classified as *sali* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land classified as *danga* (highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land classified as *danga* (highland) measuring 0.3704 (zero point three seven zero four) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land classified as *danga* (highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

Land classified as *danga* (highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land classified as *danga* (highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above

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Land classified as *danga* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII**of the **First Schedule** above

Land classified as *sali* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII**of the **First Schedule** above

Land classified as *sali* (agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX**of the **First Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)	Classification
Jirangacha	100	629	101	3.1173	Shali
Jirangacha	102	629	154	4.7531	Danga
Jirangacha	111	629	12	0.3704	Danga
Jirangacha	112	629	94	2.9012	Danga
Jirangacha	113	629	40	1.2346	Danga
Jirangacha	118	629	131	4.0432	Danga
Jirangacha	92	181	150	3.4568	Danga
Jirangacha	94	181	42	1.2963	Shali
Jirangacha	117	108 Khanda 187	11	0.3395	Shali
			Total:	**21.5124**	

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10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. MANOJIT GHOSH
S/O Netai Ghosh
Hatisala
K.L.C

2. Md. Jisan Ali
S/O Hakim Molla.
Vill+P.O. Bhangar.
P.S. Karipur

L.T.I of Kaan Bala Ghosh
By the Pen of Alangir Raza
Adv

L.T.I of Alpana Ghosh
By the Pen of Alangir Raza
Adv

Kalpana Ghosh.

অর্পিতা ঘোষ (দত্ত)
Minati Ghosh Adhikary.

[Vendors]

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

MANOJIT GHOSH

KNL DEVELOPERS PRIVATE LIMITED
Anwita Ghosh
Director / Authorised Signatory

[Purchaser]

Drafted by:

Alangir Raza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

[Confirming Party]

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Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.39,00,000/- (Rupees Thirty Nine Lakh only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 930573	09.11.2021	Indian Overseas Bank	1,50,000/-
Cheque No. 930574	09.11.2021	-Do-	1,50,000/-
Cheque No. 930575	09.11.2021	-Do-	1,50,000/-
Cheque No. 930576	09.11.2021	-Do-	1,50,000/-
Cheque No. 930577	09.11.2021	-Do-	1,50,000/-
UTR No. SBINR52022042179510578	21.04.2022	State Bank of India	4,50,000/-
UTR No. SBINR52022042179511528	21.04.2022	-Do-	13,50,000/-
UTR No. SBINR52022042179511998	21.04.2022	-Do-	4,50,000/-
UTR No. SBINR52022042179514236 8	21.04.2022	-Do-	4,50,000/-
Cheque No.829288	21.04.2022	-Do-	4,50,000/-
		Total:	**39,00,000/-**

Witnesses:

1. Mamoni Ghosh

2. Md. Jisan Ali

L.T.I of Kazar Bide Ghosh
By the Pen of Alangir Roy Adv

L.T.I of Alangir
By the Pen of Alangir Roy Adv

- Kalpana Ghosh -

Minati Ghosh Adhikary.

[Vendors]

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakh only)** towards full and final payment of reimbursement of earnest money and nomination profit for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 829249	19.07.2021	State Bank of India	5,00,000/-
Cheque No. 829251	29.07.2021	State Bank of India	5,00,000/-
Total:			**10,00,000/-**

Witnesses:

1. Mamosit Ghosh

2. Md. Jisan Ali

Nitu Jalin Mollia

(Confirming Party)

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Alipore, South 24 Parganas

SPECIMEN FORM FOR TEN FINGER PRINTS

Mitali Ghosh Adhikari

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

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SPECIMEN FORM FOR TEN FINGER PRINTS

Kalpana Ghosh.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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SPECIMEN FORM FOR TEN FINGER PRINTS

Anwar Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Nizamuddin Molla

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of Kanan Bala Ghosh

By the Pen of Alangi Rajpal

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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PLAN - A

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 100, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 3.1173 DEC OUT OF 101 DEC.

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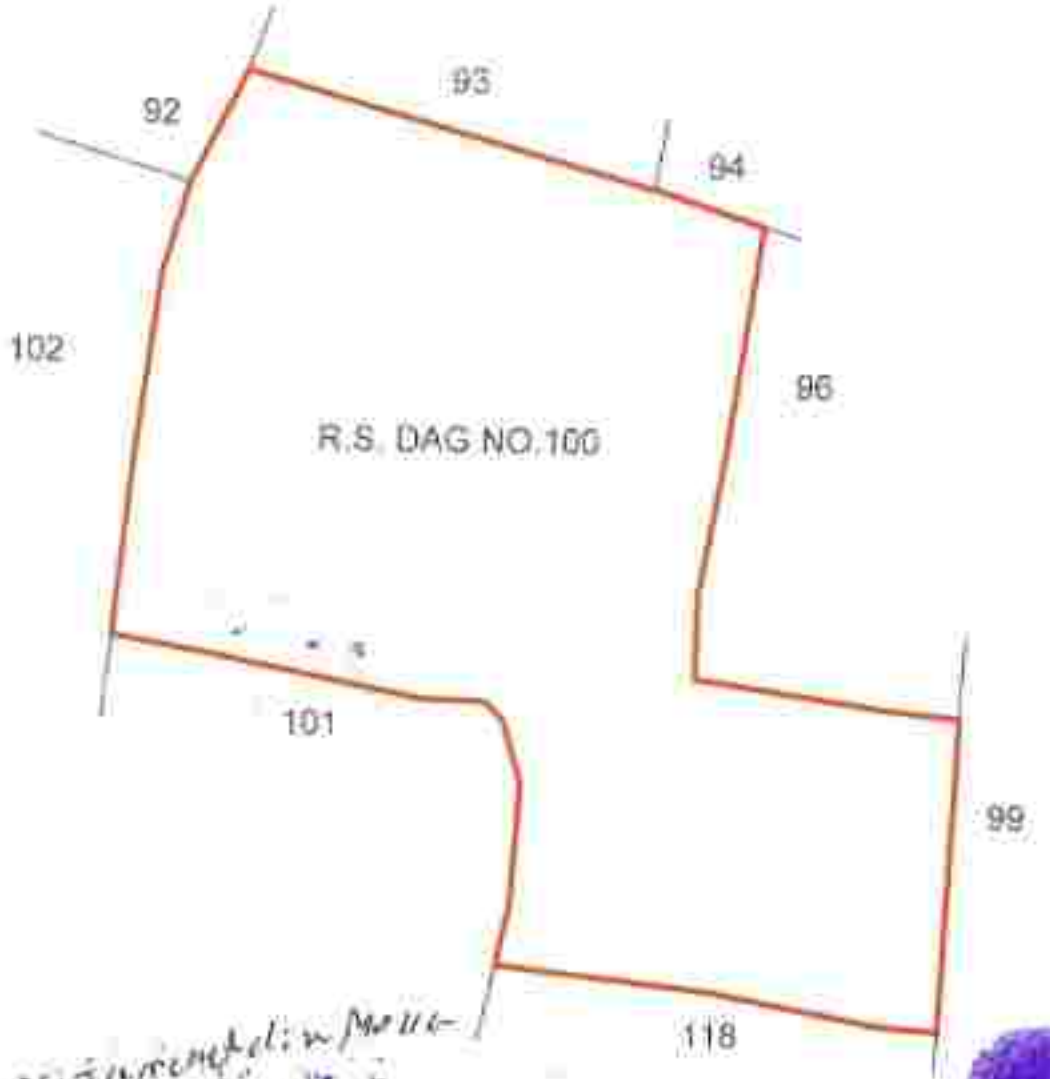

Kalpana Ghosh.

L.T.I of Kalpana Ghosh
By the Pen of Alangir Roy

KOEL DEVELOPERS PRIVATE LIMITED
Anwita Ghosh
Director / Authorised Signatory

L.T.I of Kalpana Ghosh
By the Pen of Alangir Roy
Minati Ghosh Adhikary.

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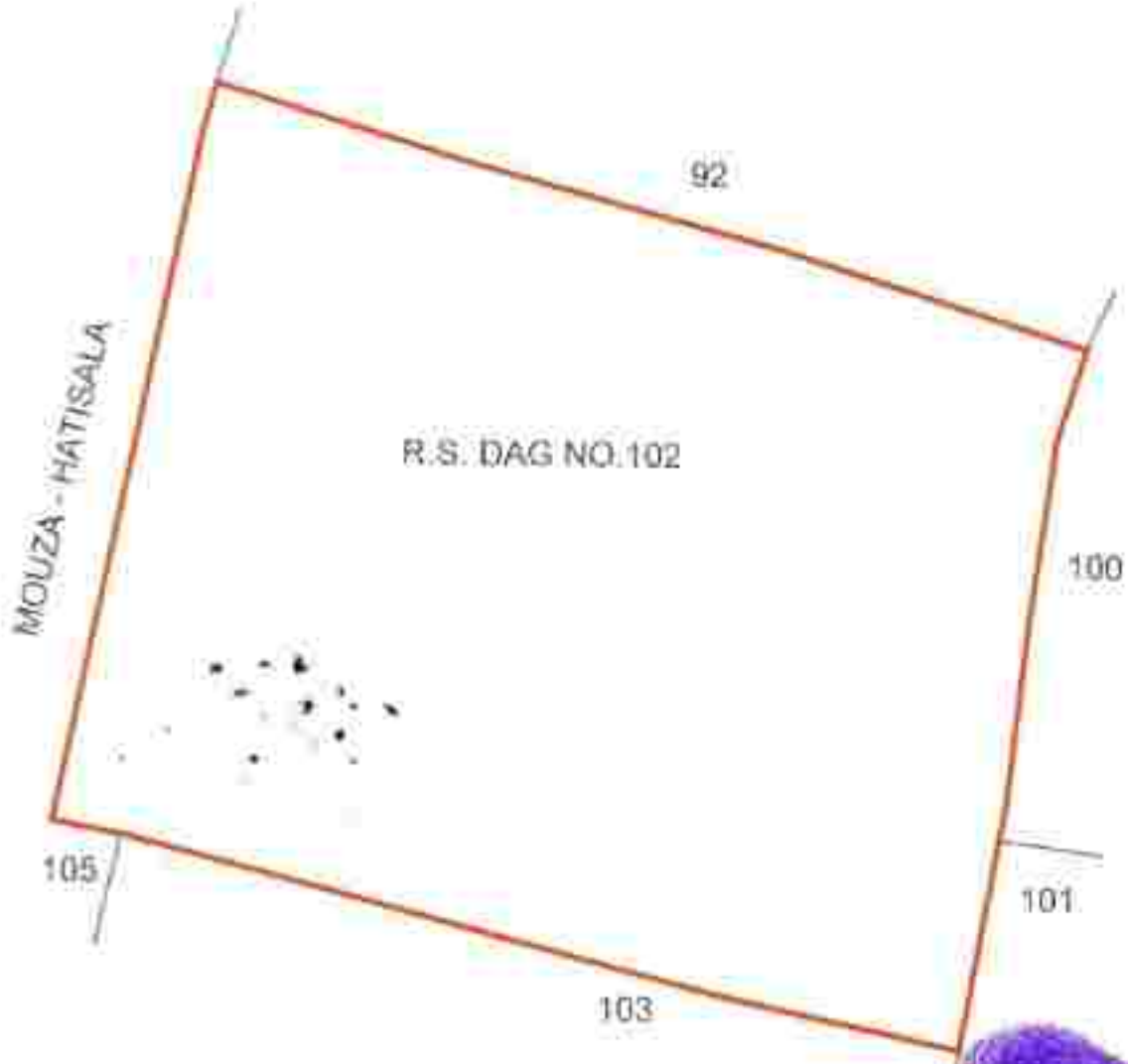
22 APR 2011

PLAN - B

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 102, R.S KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 4.7531 DEC OUT OF 154 DEC.

N



Nizamuddin Mondal

KPL DEVELOPERS PRIVATE LIMITED
Amit Ghosh
Director / Authorised Signatory

Kalpana Ghosh.
কল্পনা ঘোষ (ঘোষ)
Minati Ghosh Adhikary.

L.T.I of Kanan Bala
By the Pan of Alangir Bhagat

L.T.I of Kalpana Ghosh
By the Pan of Alangir Raj Bhagat

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

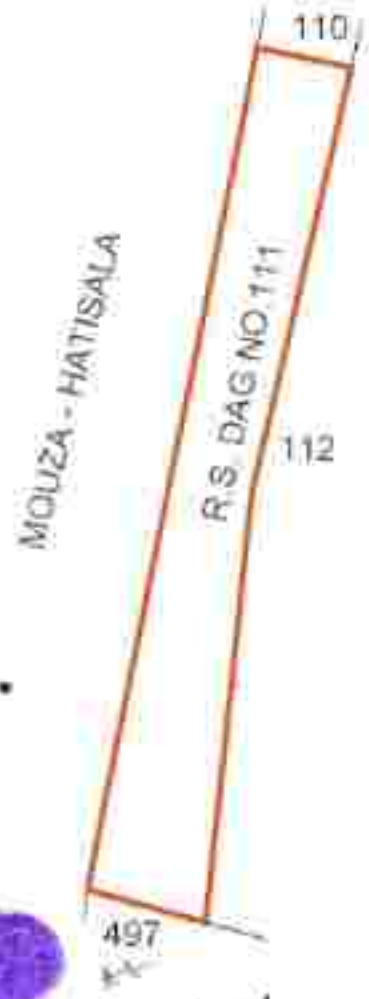
22 APR 2017

PLAN - C

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 111, R.S.KHATIAN NO. 625, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.3704 DEC OUT OF 12 DEC

N



Kakar Bela Ahed
Pen of Alangir Rezaad

L.T.I of Alpana Khatun
By the Pen of Alangir Rezaad

Nisarul in Mollah

KYAL DEVELOPERS PRIVATE LIMITED
Ananda Ghosh
Director / Authorised Signatory

Kalpana Ghosh.
কল্পনা ঘোষ
Minati Ghosh Adhikary

Registrar of Assurances
Alipore, South 24 Parganas

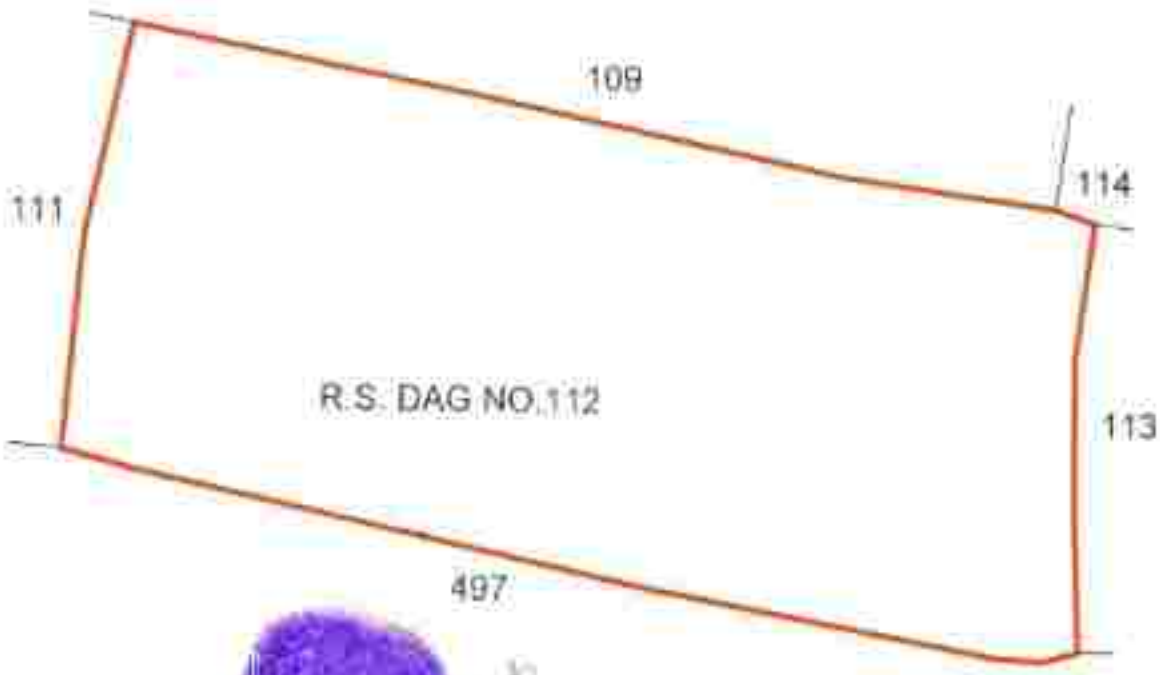
22 APR 20

PLAN - D

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 112, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.9012 DEC OUT OF 94 DEC.

N



L.T.I of Karan Bala Ghosh
By the Pen of Alangi Roy Adv

L.T.I of Alpana Ghosh
By the Pen of Alangi Roy Adv

KAL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

Kalpana Ghosh.

Minati Ghosh Adhikary.

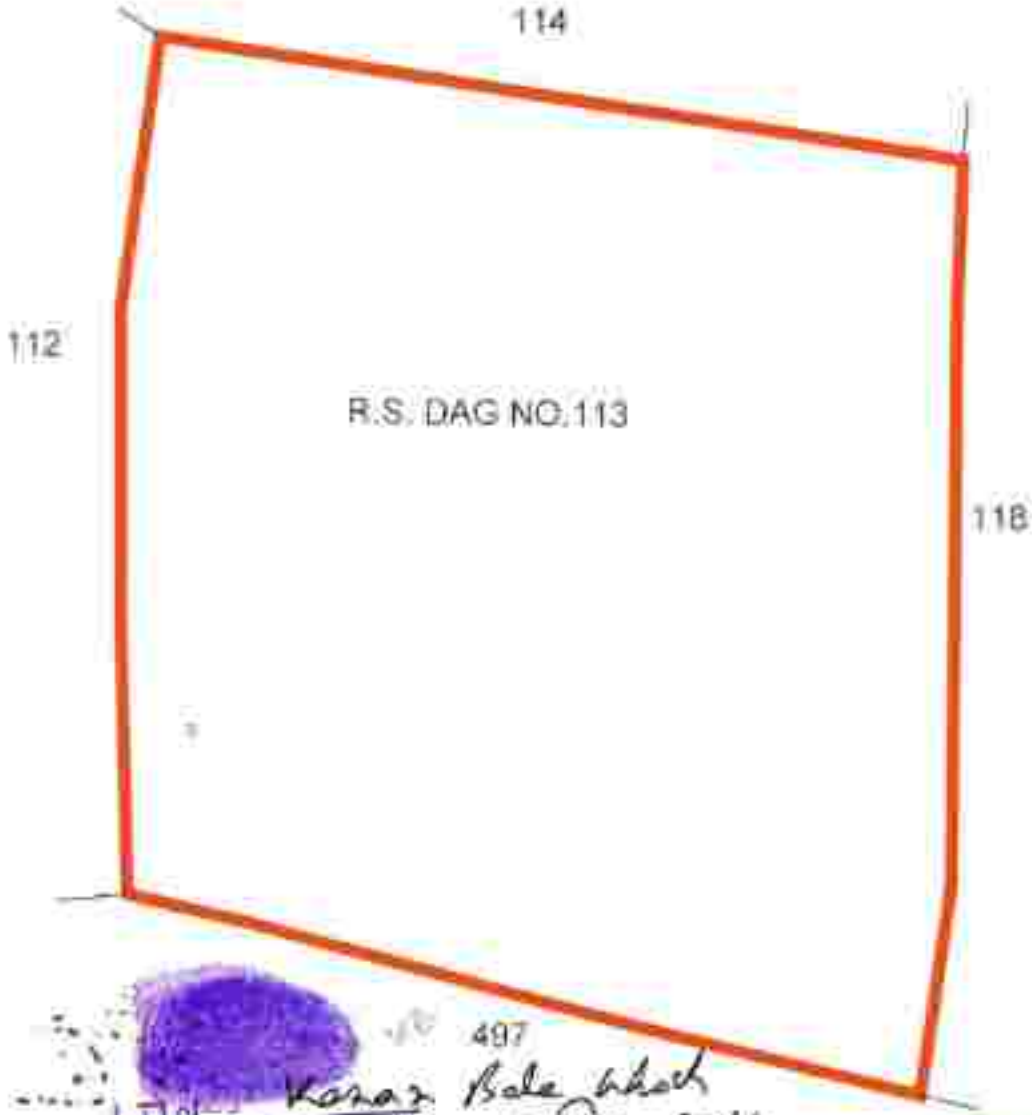
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

PLAN - E

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 113, R.S.KHATIAN NO. 529, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.2346 DEC OUT OF 40 DEC.

N



L.T.I of Kanan Bala Ghosh
By the Pen of Alangir Roy Adv

L.T.I of Alpana Ghosh
By the Pen of Alangir Roy Adv

WISDOM HOUSING PRIVATE LIMITED
Director / Authorised Signatory

Kalpana Ghosh.
মিনতি ঘোষ অধিকারী
Minoti Ghosh Adhikary.

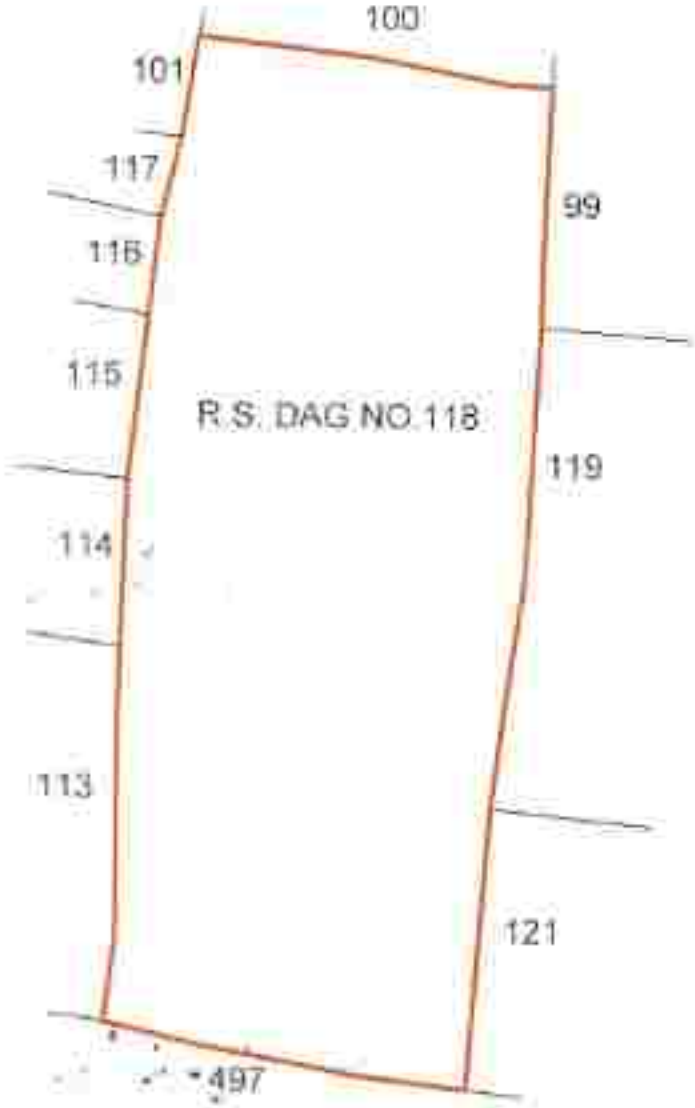
Sub-Registrar
Registration U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

PLAN - F

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 118, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 4.0432 DEC OUT OF 131 DEC

N



Pen of Alamgir Raza Adv

Pen of Alpana Bhowmik

Nitai Adhikary Mitra

KOEL DEVELOPERS PRIVATE LIMITED

Anwesha Ghosh

Director / Authorised Signatory

Kalpana Ghosh.

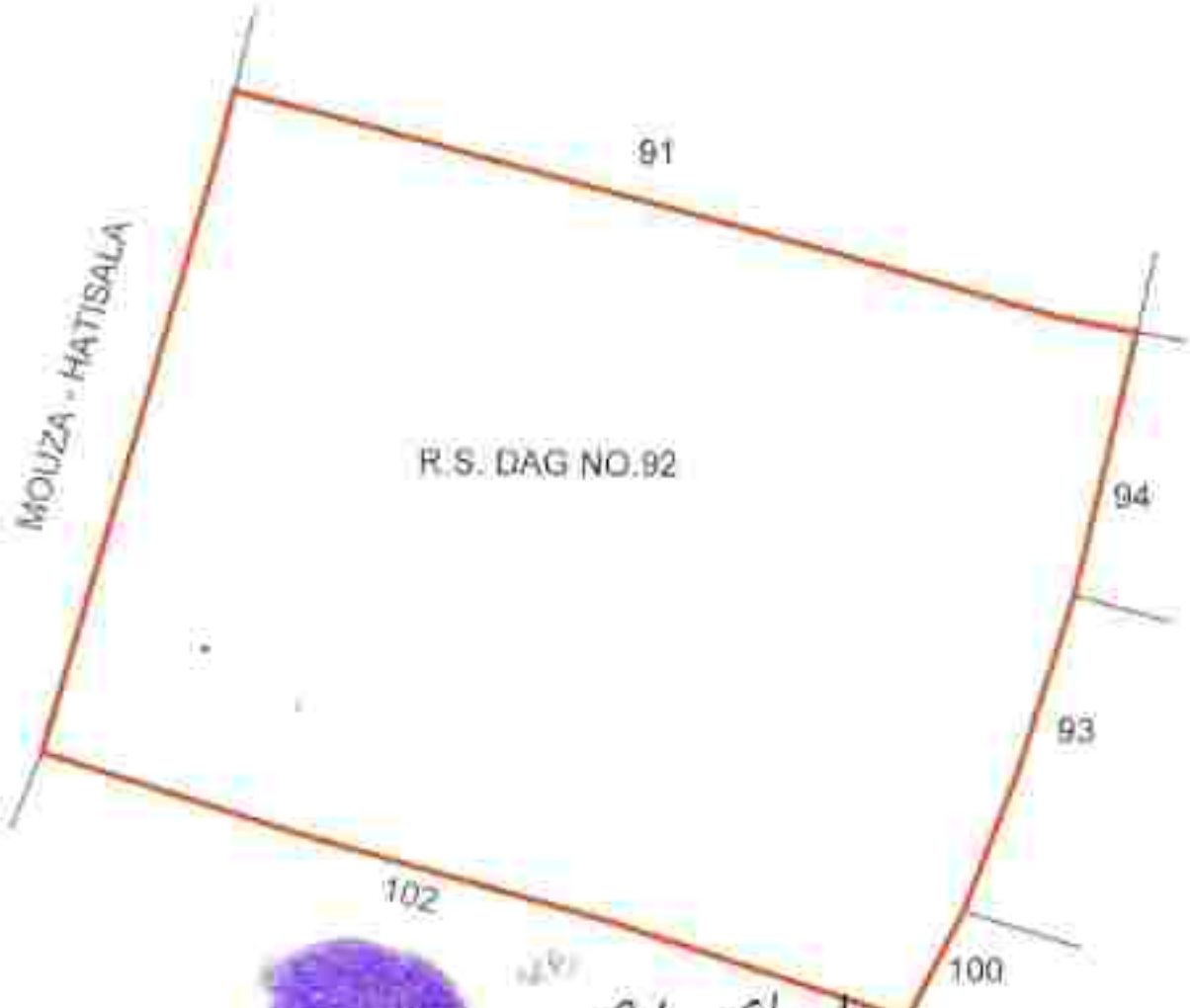
Minati Ghosh Adhikary.

PLAN - G

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 92, R.S.KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 3.4568 DEC OUT OF 150 DEC.

N



L.T.I of Kanan Bala Ghosh
By the Pen of Alangi. Roy Adv

L.T.I of Alpana Ghosh
By the Pen of Alangi. Roy Adv

Witnesses:

KAL DEVELOPERS PRIVATE LIMITED
Anorita Ghosh
Director / Authorised Signatory

Kalpana Ghosh.

Minati Ghosh Adhikary.

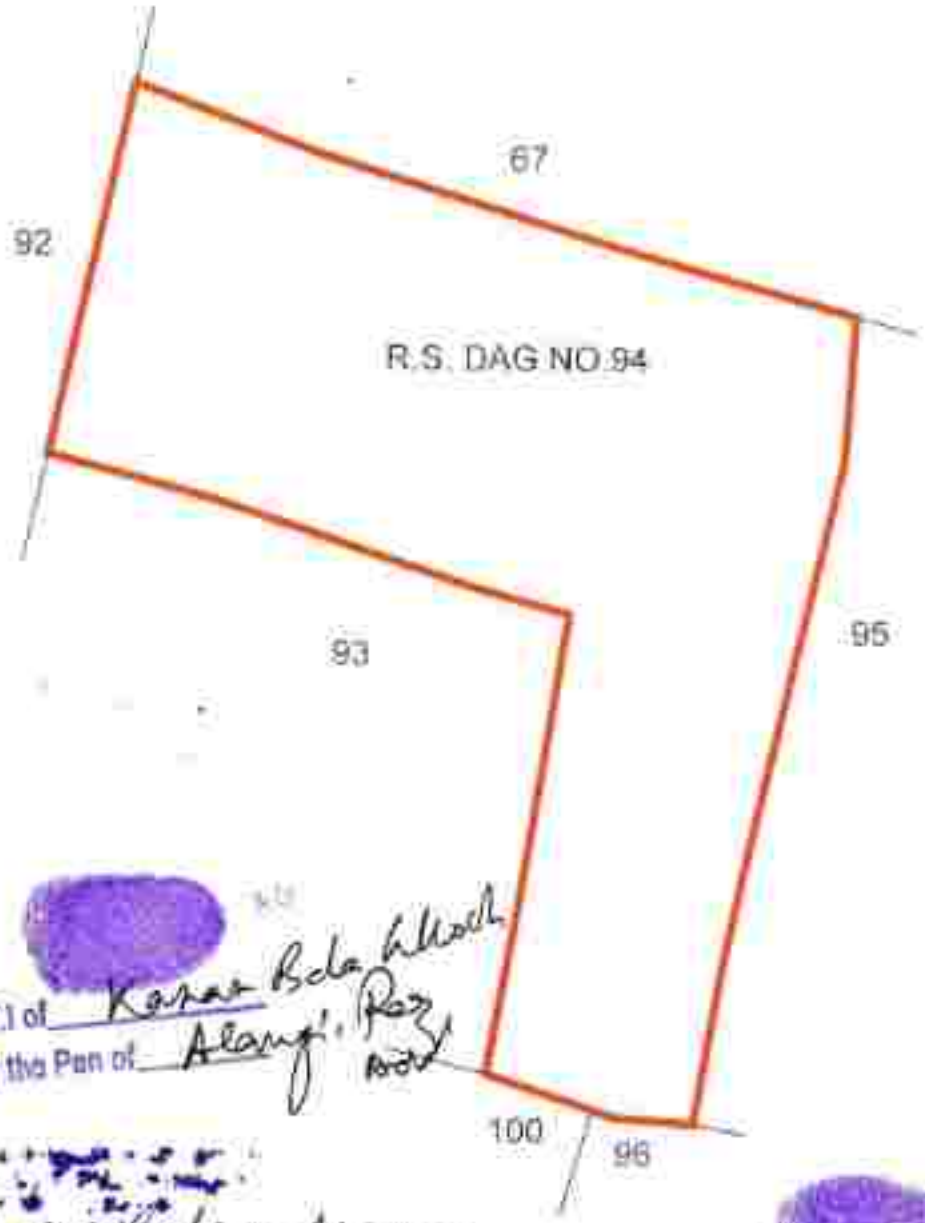
Sub-Registrar IV
Jaynagar, U/S 7 (2) of
Registration Act
South 24 Parganas

PLAN - H

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 94, R.S KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.2963 DEC.OUT OF 42 DEC.

N



L.T.I of Kanan Bala Ghosh
By the Pen of Alangir Roy

L.T.I of Alpana Ghosh
By the Pen of Alangir Roy

Nitai Chandra Mondal

Anarda Ghosh
Director / Authorised Signatory

Kalpana Ghosh.

Minati Ghosh Adhikary

Office of the Dist. Sub-Registrar

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

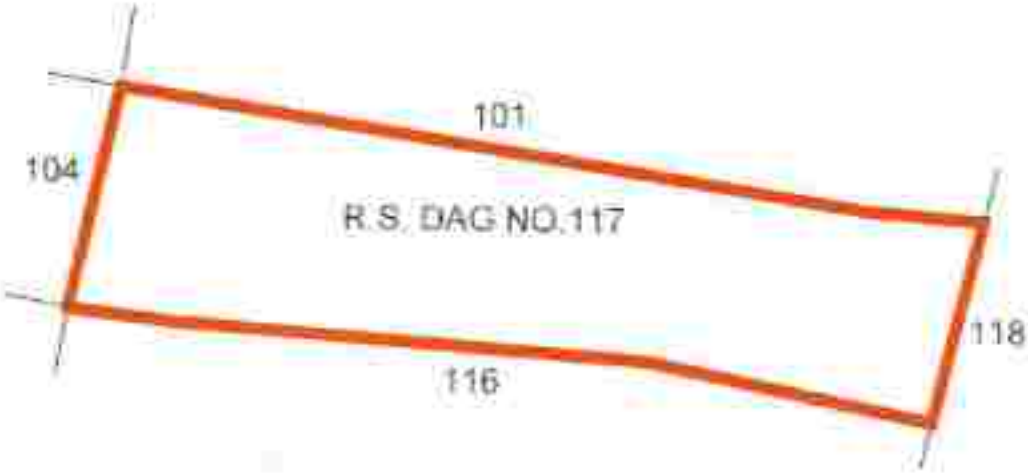
22 JUN 2020

PLAN - I

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 117, R.S.KHATIAN NO. 108, KHANDA 187, P.S. -KASHIPUR (FORMERLY BHANGAR),DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.3395 DEC OUT OF 11 DEC.

N



LTI of Nupur Ghosh
By the Pen of Alangi Roy Adv

LTI of Kasar Bde Ghosh
By the Pen of Alangi Roy Adv

Nizamuddin Molla

KML DEVELOPERS PRIVATE LIMITED
Anwita Ghosh
Director / Authorised Signatory

Kalpana Ghosh.

Minati Ghosh Adhikary.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDGPG0072B

नाम / Name
KANANBALA GHOSH

पिता का नाम / Father's Name
SUDHIR GHOSH

जन्म की तारीख / Date of Birth
01/01/1953

हस्ताक्षर / Signature

LTI of _____
By Sri _____

আধার

ভারত সরকার

Government of India

নথিভুক্তির নম্বর / Enrollment No.: 1179/49376/08761

To

Karabala Ghosh

W/O Sidheshwar Ghosh

Jhati Gachhi

Halisahar

Bhangar - II South 24 Parganas

West Bengal 700135

9830295215

MD3502283209FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

3064 3655 4330

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

করবালা ঘোষ

Karabala Ghosh

জন্মতারিখ / DOB : 01/01/1963

মহিলা / Female

3064 3655 4330

আমার আধার, আমার পরিচয়

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পেতে পারেন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

[redacted]

Unique Identification Authority of India

ঠিকানা:

Address:

W/O Sidheshwar Ghosh, Jhati Gachhi, South 24 Parganas, Halisahar, West Bengal, 700135

3064 3655 4330

www.uidai.gov.in

L.T.I of _____

By the Pen of _____

মিনতি ঘোষ অধিকারী

Minati Ghosh Adhikari.

Kalpana Ghosh. Kalpana Ghosh.

11

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No: 1040/20014/64702

To,
কল্পনা ঘোষ
Kalpana Ghosh

HATISALA
Hatisala
Hatisala Bhangar - II South 24 Parganas
West Bengal 700138

SE6365792627FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

8836 3965 0767

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

কল্পনা ঘোষ
Kalpana Ghosh
পিতা : সত্যেন্দ্র ঘোষ
Father : Satyendra Ghosh
জন্মতারিখ / DOB : 15/07/1971
মহিলা / Female

8836 3965 0767

আধার – সাধারণ মানুষের অধিকার

Kalpana Ghosh.
Kalpana Ghosh.

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ঠিকানা : HATISALA, Hatisala, South 24 Parganas, Halisala, West Bengal, 700138

8836 3965 0767

Arpana Ghosh.
pintu Ghosh.

L.T.I of_____
By the Pen of_____

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1111/00711/01765

To

ALPANA GHOSH

W/O: Tapesh Ghosh

KRISHNAPUR

GHOSH PARA

MILAN BAZAR

Rajarhat Gopalpur(M)

North 24 Parganas Krishnapur

West Bengal - 700102

आपका आधार क्रमांक / Your Aadhaar No. :

2274 5254 5506

मेरा आधार, मेरी पहचान

ALPANA GHOSH

DOB: 01/01/1970

FEMALE

2274 5254 5506

मेरा आधार, मेरी पहचान

LTI of _____

By the Pen of _____

Alpana Ghosh.

pinku Ghosh.

AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future

Unique Identification Authority of India

Address:
W/O: Tapash Ghosh,
KRISHNANGR, GHOSH PARA,
HILAH BAZAR, Rajarhat
Gopalpur(M), North 24
Parganas
West Bengal - 700102

2274 5254 5506

আসুন যেতে
আসুন যেতে।

ভারত সরকার

Government of India

নথিভুক্তির আই ডি / Enrolment No.: 1040/22117/04400

To

Shantana Ghosh

Mandal

Sahintalai (M)

Chakmyapur

Mandirbazar South 24 Parganas

West Bengal 743385

MP0268321055FT

আপনার সংখ্যা / Your No.:

2098 9288 9131

– সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Shantana Ghosh

Father : Siddheswar Ghosh

Female

2098 9288 9131

– সাধারণ মানুষের অধিকার

শান্তনা ঘোষ

শান্তনা ঘোষ

ভারত সরকার

Government of India

নথিভুক্তির তারিখ / Enrollment No.: 1080/22117/04480

To

Shamana Ghosh

Bethdabari (N)

Chakraiyapur

Mandirbazar South 24 Parganas

West Bengal 743395

MP0358321051FT

আপনার সংখ্যা / Your No.:

2098 9288 9131

– সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Shamana Ghosh

Father : Sisheswar Ghosh

DOB : 25/03/1980

Female

2098 9288 9131

– সাধারণ মানুষের অধিকার

মানুষের অধিকার

Minati Ghosh Adhikary.

Minati Ghosh Adhikary.

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

নথিভুক্তির নং / Enrollment No.: 2010/96423/20843

To
মিনতী ঘোষ অধিকারী
Minati Ghosh Adhikary
W/O Samir Adhikary
Jhilingacha HATISHALA
Jaan Cachhi
Haroara
Bhangar - II South 24 Parganas
West Bengal 700136
9051263606

MA2408601011FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3347 7483 6689

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India
মিনতী ঘোষ অধিকারী
Minati Ghosh Adhikary
পতি : সমীর অধিকারী
Husband : Samir Adhikary
জন্মতারিখ / DOB : 20/01/1977
মহিলা / Female

3347 7483 6689

আধার – সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা পাওয়ায় সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

ঠিকানা:
S/O: সমীর অধিকারী,
ঝিলিংগাছা, হাটিশালা,
জান কাচি, হারোয়া, দক্ষিণ ২৪ পরগনা,
ভাঙ্গর ২, পশ্চিম বঙ্গ,
700136

Address:
W/O: Samir Adhikary,
Jhilingacha, HATISHALA, Jaan Cachhi, Haroara, South 24 Parganas, Bhangar - II, West Bengal, 700136

3347 7483 6689

Minati Ghosh Adhikary.
-Minati Ghosh Adhikary

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1993

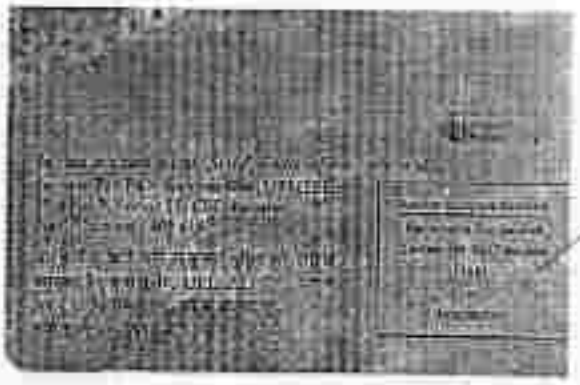
Permanent Account Number

AABCK3670E

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Amrita Ghosh



Nitumu delimoua
nitundi ive Nouc

Nisar Udin Mona

IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-0335/7330, CRIMINAL : 2479-1477

Card No. I/C/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road
Kolkata- 700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

SECRETARY

Alamgir Reza Adv
22.02.22

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	**2001102874/2022**	**Office where deed will be registered**
Query Date	**08/04/2022 4:55:09 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9300394599, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]
Set Forth Value		Market Value
Rs. 49,00,000/-		Rs. 49,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,47,021/- (Article:23)		Rs. 59,014/- (Article A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, , Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	3.1173 Dec	7,10,045/-	7,10,045/-	
L2	RS-102	RS-629	Bastu	Danga	4.7531 Dec	10,82,641/-	10,82,641/-	
L3	RS-111	RS-629	Bastu	Danga	0.3704 Dec	84,367/-	84,367/-	
L4	RS-112	RS-629	Bastu	Danga	2.9012 Dec	6,60,823/-	6,60,823/-	
L5	RS-113	RS-629	Bastu	Danga	1.2346 Dec	2,81,212/-	2,81,212/-	
L6	RS-118	RS-629	Bastu	Danga	4.0432 Dec	9,20,943/-	9,20,943/-	
L7	RS-92	RS-181	Bastu	Danga	3.4566 Dec	7,87,375/-	7,87,375/-	
L8	RS-94	RS-181	Bastu	Shali	1.2963 Dec	2,95,265/-	2,95,265/-	
L9	RS-117	RS-108	Bastu	Shali	0.3395 Dec	77,329/-	77,329/-	
		TOTAL :			**21.5124Dec**	**49,00,000 /-**	**49,00,000 /-**	
	Grand	**Total :**			**21.5124Dec**	**49,00,000 /-**	**49,00,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	KANAN BALA GHOSH Wife of Late Siddheshwar Ghosh,Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CDxxxxxx2B, Aadhaar No.: 30xxxxxxxx4330,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	KALPANA GHOSH Daughter of Late Siddheshwar Ghosh,Hatisala, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BExxxxxx2H, Aadhaar No.: 88xxxxxxxx0767,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	ALPANA GHOSH Wife of Tapash Ghosh,Krishnapur, Ghosh Para, Milan Bazar, City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CBxxxxxx9E, Aadhaar No.: 22xxxxxxxx5506,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	SHANTANA GHOSH Wife of Tapan Ghosh,Mulda, Gobindabati, Chaitanyapur, City:- , P.O:- Mandirbazar, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CDxxxxxx1K, Aadhaar No.: 20xxxxxxxx9131,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	MINATI GHOSH ADHIKARY Wife of Samar Adhikary,Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BPxxxxxx1G, Aadhaar No.: 33xxxxxxxx6689,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla,Kabildanga, Village:- Kabildanga, P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:-, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No: AAxxxxxx3E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No: BLxxxxxx9F , Aadhaar No : 27xxxxxxx2154	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name & address
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of KANAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec

3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
Transfer of property for L7		
Sl.No	**From**	**To. with area (Name-Area)**
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
Transfer of property for L8		
Sl.No	**From**	**To. with area (Name-Area)**
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec

5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
Transfer of property for L9		
Sl.No	**From**	**To. with area (Name-Area)**
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 08-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230007562471	**Payment Mode:**	Online Payment
GRN Date:	13/04/2022 16:06:58	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202204130634680	**BRN Date:**	13/04/2022 16:04:58
Payment Status:	Successful	**Payment Ref. No:**	2001102874/4/2022
			[Query No/* Query Year]

Depositor Details

Depositor's Name:	KYAL DEVELOPERS PVT LTD
Address:	122/1R SATYENDRA NATH MAJUMDER SARANI, KOLKATA - 700 026
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001102874
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001102874/4/2022
Remarks:	Sale, Sale Document

Payment Details

SL No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001102874/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	147021
2	2001102874/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	59014
			Total	**206035**

IN WORDS: **TWO LAKH SIX THOUSAND THIRTY FIVE ONLY.**

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 1504200110287 4/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	KANAN BALA GHOSH Jirangacha, City - , P.O:- Habsala, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700135	Seller			LTI of Kanan By the Pen of Alangir Pramanik 22.4.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	KALPANA GHOSH Hatisala, City - , P.O:- Hatisala, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700135	Seller			Kalpana Ghosh 22.4.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	ALPANA GHOSH Krishnapur, Ghosh Para, Milan Bazar, City - , P.O.- Krishnapur, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Seller			LTI of Alpana Ghosh By the Pen of Alangir Pramanik 22.4.22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	SHANTANA GHOSH Mullik, Gobindabari, Chakraryapur, City:- P.O:- Mandirbazar, P.S:- Mandirbazar, District:- South 24-Parganas, West Bengal, India, PIN:- 743395	Seller			28/12/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	MINATI GHOSH ADHIKARY Jirangachia, City:- P.O:- Haliasala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700136	Seller			Minati Ghosh Adhikary 22/04/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	AMRITA GHOSH Bellachandi, Gochasan, City:- P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Buyer [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 22/04/22

I. Signature of the Person(s) at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NUAM UDDIN MOLLA Kabiddanga, Village:- Kabiddanga, P.O.- Bamunia, P.S.-Bhangar, District:-South 24-Parganas, West Bengal, India, Pin:- 743502	Seller			Nuamuddin Molla 22.4.22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, Pin:- 700027	KANAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY, AMRITA GHOSH, NUAM UDDIN MOLLA			Alamgir 22.04.22

(Anupam Halder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed

Deed No :	**I-1604-04185/2022**	**Date of Registration**	**25/04/2022**
Query No / Year	**1604-2001102874/2022**	**Office where deed is registered**	
Query Date	**08/04/2022 4:55:09 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 49,00,000/-		Rs. 49,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,47,121/- (Article:23)		Rs. 59,046/- (Article:A(1), E,)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kasipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	3.1173 Dec	7,10,045/-	7,10,045/-	
L2	RS-102	RS-629	Bastu	Danga	4.7531 Dec	10,82,641/-	10,82,641/-	
L3	RS-111	RS-629	Bastu	Danga	0.3704 Dec	84,367/-	84,367/-	
L4	RS-112	RS-629	Bastu	Danga	2.9012 Dec	6,60,823/-	6,60,823/-	
L5	RS-113	RS-629	Bastu	Danga	1.2346 Dec	2,81,212/-	2,81,212/-	
L6	RS-118	RS-629	Bastu	Danga	4.0432 Dec	9,20,943/-	9,20,943/-	
L7	RS-92	RS-181	Bastu	Danga	3.4568 Dec	7,87,375/-	7,87,375/-	
L8	RS-94	RS-181	Bastu	Shali	1.2963 Dec	2,95,265/-	2,95,265/-	
L9	RS-117	RS-108	Bastu	Shali	0.3395 Dec	77,329/-	77,329/-	
		TOTAL :			**21.5124Dec**	**49,00,000 /-**	**49,00,000 /-**	
	Grand Total :				**21.5124Dec**	**49,00,000 /-**	**49,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KANAN BALA GHOSH** Wife of Late Siddheshwar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx2B, Aadhaar No: 30xxxxxxxx4330, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executio 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
2	**KALPANA GHOSH** Daughter of Late Siddheshwar Ghosh Hatisala, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx2H, Aadhaar No: 88xxxxxxxx0767, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executio 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
3	**ALPANA GHOSH** Wife of Tapash Ghosh Krishnapur, Ghosh Para, Mian Bazar, City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CBxxxxxx5E, Aadhaar No: 22xxxxxxxx5508, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
4	**SHANTANA GHOSH** Wife of Tapan Ghosh Muldia, Gobindabati, Chaitanyapur, City:- , P.O:- Mandirbazar, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx1K, Aadhaar No: 20xxxxxxxx9131, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executio 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
5	**MINATI GHOSH ADHIKARY** Wife of Samar Adhikary Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx1G, Aadhaar No: 33xxxxxxxx6889, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executio 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
6	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Kabildanga, Village:- Kabildanga, P.O:- Bamunia, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executio 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** Son of Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Bellachendi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxxZ164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of KANAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec

On 21-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,00,000/-

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 22-04-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:15 hrs on 22-04-2022, at the Private residence by AMRITA GHOSH .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/04/2022 by 1. KANAN BALA GHOSH, Wife of Late Siddheshwar Ghosh, Jirangacha, P.O: Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. KALPANA GHOSH, Daughter of Late Siddheshwar Ghosh, Hatisala, P.O: Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 3. ALPANA GHOSH, Wife of Tapash Ghosh, Krishnapur, Ghosh Para, Milan Bazar, P.O: Krishnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 4. SHANTANA GHOSH, Wife of Tapan Ghosh, Muldia, Gobindabeh, Chailanyapur, P.O: Mandirbazar, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743396, by caste Hindu, by Profession House wife, 5. MINATI GHOSH ADHIKARY, Wife of Samar Adhikary, Jirangacha, P.O: Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 6. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, Kabildanga, P.O: Barmunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indetified by ALAMGIR REZA, , , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-04-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S: Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by ALAMGIR REZA, , , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 25-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 59,046/- (A(1) = Rs 49,000/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 59,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2022 4:07PM with Govt. Ref. No: 192022230007562471 on 13-04-2022, Amount Rs: 59,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202204130634680 on 13-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,47,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,47,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29251, Amount: Rs.100/-, Date of Purchase: 26/10/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2022 4:07PM with Govt. Ref. No: 192022230007562471 on 13-04-2022, Amount Rs: 1,47,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202204130634680 on 13-04-2022, Head of Account 0030-02-103-003-02

Anupam Haider
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 146416 to 146465

being No 160404185 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.04.26 14:33:50 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/04/26 02:33:50 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

C4955/22

I-4186/22

भारतीय गैर न्यायिक

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 605691

22/04/2022

Q-20011205 95/2022

3:20 P.M.

Original Sub-Registrar-IV
Reference U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

25 APR 2022

22/4/22

25/4/22

CONVEYANCE

V.C
T096

1. **Date:** 22.04.2022

2. **Place:** Kolkata

3-20 P.M.
22/4/22

3. **Parties**

- 29250 25 OCT 2021

Rs. 100/- Date.....

Name ALAMGIR REZA
ADVOCATE
Address ALIPORE JUDGES COURT
KOL-27
Vendor WB/1366/2003

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anarta Ghosh

V.C-T.I
2733

KOAL DEVELOPERS PRIVATE LIMITED
Anarta Ghosh
Director / Authorised Signatory

V.C T.I
No. 2740

L.T.I of Balasi Ghosh
By the Pen of Alamgir Reza Adv

V.C T.I
NO. 2741

L.T.I of Mita Ghosh
By the Pen of Alamgir Reza Adv

Identified by me
Alamgir Reza Adv
S/o Jahangir Reza
28/1, Judges Court Road
Kol-27

Sub-Registrar IV
Alipore, South 24 Parganas

3.1 **BATASI GHOSH** (**PAN DQYPG7933M** and **Aadhaar No. 3814 1668 6393**), daughter of Late Lalit Mohan Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Panapukur, Post Office Bhangar, PIN-743502, Police Station Bhangar, District South 24 Parganas;

3.2 **MINA GHOSH** (**PAN DKQPG0954Q** and **Aadhaar No. 7347 1112 7518**), wife of Shankar Ghosh and daughter of Late Lalit Mohan Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Panapukur, Post Office Bhangar, PIN-743502, Police Station Bhangar, District South 24 Parganas;

(collectively **Vendors**, include successors-in-interest)

And

3.3 **KYAL DEVELOPERS PRIVATE LIMITED** (**PAN AABCK3070E**), having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, represented by its Authorized Signatory, **Amrita Ghosh** (**PAN BLRPG8979F&Aadhaar No. 274444982164**), son of Biplob Ghosh, residing at BeliachandiGocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391(**Purchaser**, includes successors-in-interest)

And

3.4 **NIJAM UDDIN MOLLA** (**PAN CQZPM5223Q** and **Aadhaar No. 401623755842**), son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas (**Confirming Party**, includes successors-in-interest)

The Vendors, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (1)Land classified as *sali*(agricultural) measuring 2.8056 (two point eight zero five six) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (2)land classified as *danga*(highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629,

V.L.T.M
2733

Nizamuddin Mondal

Alamgir Rezvi

Sub-Registrar-IV
Registered u/s 7 (2) of
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Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**)and more fully described in**Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon**And** (**3**) land classified as *danga*(highland) measuring 0.3333 (zero point three threethree three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon**And** (**4**) land classified as *danga*(highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV**of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D**annexed hereto and bordered in colour **Red** thereon**And** (**5**) land classified as *danga*(highland) measuring 1.1111 (one point one oneone one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V**of the **First Schedule** below and the said R.S. *Dag* No. 113 is delineated on **Plan-E**annexed hereto and bordered in colour **Red** thereon**And** (**6**) land classified as *danga*(highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI**of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F**annexed hereto and bordered in colour **Red** thereon**And** (**7**) land classified as *sali*(agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII**ofthe **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-G**annexed hereto and bordered in colour **Red** thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property are more fully and collectively described in the **Second Schedule** below(collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of (**1**)land measuring 101 (one hundred and one) decimal, being the entirety of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Uttam**), (**2**)land measuring 154 (one hundred and fifty four) decimal, being the entirety of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Uttam**), (**3**) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Uttam**),(**4**) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Uttam**),(**5**) land measuring 40 (forty) decimal, being the entirety of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Uttam**),(**6**) land measuring 131 (one hundred and thirty one) decimal, being the entirety of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property Of Uttam**) and(**7**) land measuring 42 (forty two) decimal, being the entirety of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property Of Uttam**), the First Property Of Uttam, Second Property Of Uttam, Third Property Of Uttam, Fourth Property Of Uttam, Fifth Property Of Uttam, Sixth Property Of Uttam and Seventh Property Of Uttam (collectively **Mother Property**).

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as

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his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of SashibalaDasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late SashibalaDasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Lalit Mohan Ghosh:** In the above mentioned circumstances said Lalit Mohan Ghosh became the sole and absolute owner in respect of (1)land measuring 11.2222 (eleven point two two two two) decimal, more or less, out of the First Property Of Uttam (**First Larger Property**), (2)land measuring 17.1111 (seventeen point one oneone one) decimal, more or less, out of the Second Property Of Uttam (**Second Larger Property**), (3) land measuring 1.3333 (one point three three three three) decimal, more or less, out of the Third Property Of Uttam (**Third Larger Property**),(4) land measuring 10.4444 (ten point four four four four) decimal, more or less, out of the Fourth Property Of Uttam (**Fourth Larger Property**),(5) land measuring 4.4444 (four point four four four four) decimal, more or less, out of the Fifth Property Of Uttam (**Fifth Larger Property**),(6) land measuring 14.5556 (fourteen point five five five six) decimal, more or less, out of the Sixth Property Of Uttam (**Sixth Larger Property**),(7) land measuring 4.6667 (four point six six six seven) decimal, more or less, out of the Seventh Property Of Uttam (**Seventh Larger Property**), the First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property, Fifth Larger Property, Sixth Larger Property and Seventh Larger Property (collectively **Larger Property**), free from all encumbrances.

5.1.5 **Demise of Lalit Mohan Ghosh:**Said Lalit Mohan Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his1 (one) son, Amiya Ghosh and 7 (seven) daughters, namely, (1) Batasi Ghosh, (2) Karuna Ghosh, (3) Shanti Ghosh, (4) Mina Ghosh, (5) Maya Ghosh, (6) Namita Ghosh and (7) Ashima Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Lalit Mohan Ghosh in the Larger Property, free from all encumbrances.

5.1.6 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Batasi Ghosh and Mina Ghosh (collectively the Vendors herein)have become the joint and absolute owners in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

Additional Office of the Dist. Sub-Registrar IV
Registrar (WS 7 (2) of
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5.1.7 **Agreement with Confirming Party:** Nijam Uddim Molla (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors have received the advance/earnest money as agreed between them.

5.1.8 **Nomination:** Thereafter, the Purchaser herein approached the Vendors and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.

5.1.9 **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and Confirming Party jointly and severally represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendors/Confirming Party:** The Vendors and/or Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realisation of any dues from the Vendors.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

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5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1)the First Property, i.e. land classified as *sali* (agricultural) measuring 2.8056 (two point eight zero five six) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below

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and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)the Second Property, i.e., land classified as *danga* (highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon**And** (**3**) the Third Property, i.e., land classified as *danga* (highland) measuring 0.3333 (zero point three three three three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And** (**4**) the Fourth Property, i.e., land classified as *danga* (highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And** (**5**) the Fifth Property, i.e., land classified as *danga* (highland) measuring 1.1111 (one point one oneone one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below and the said R.S. *Dag* No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And** (**6**) the Sixth Property, i.e., land classified as *danga*(highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI**of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And** (**7**) the Seventh Property, i.e., land classified as *sali*(agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII**of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of

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whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.31,25,200/- (Rupees Thirty One Lakh Twenty Five Thousand and Two Hundred only) (**Total Consideration**) out of which the Purchaser has paid Rs.21,25,200/- (Rupees Twenty One Lakh Twenty Five Thousand and Two Hundred only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten Lakh only) to the Confirming Party towards reimbursement of earnest money and nomination profit, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8.Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

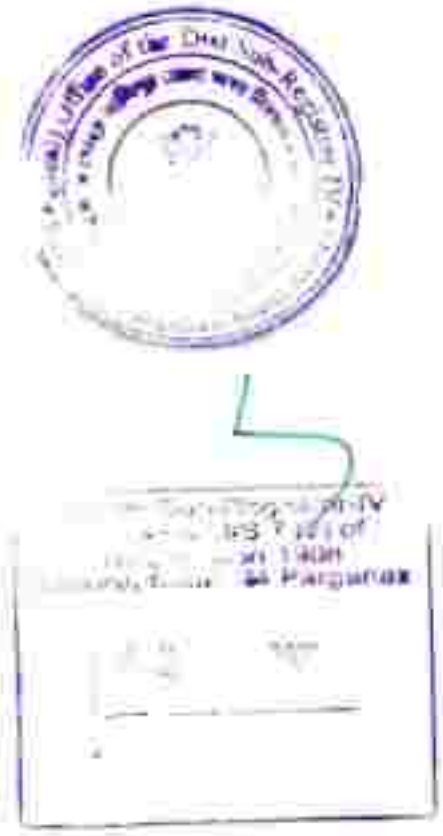
8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors and Confirming Party have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors and Confirming Party:** express indemnification by the Vendors and the Confirming Party about the correctness of the Vendors' title, Vendors' authority to sell, Confirming Party's right to nominate and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and/or the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under the Vendors and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any



loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly(**a**) consent to the same and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorise the

Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (**a**) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendors and the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors and the Confirming Party further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors and/or the Confirming Party in any manner. The Vendors and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

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First Schedule
Part I
(First Property)

Land vacant classified as *sali* (agricultural) measuring 2.8056 (two point eight zero five six) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and the said dag butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 93, 94 & 96
On the East	:	By R.S. Dag Nos. 96 & 99
On the South	:	By R.S. Dag Nos. 101 & 118
On the West	:	By R.S. Dag Nos. 92, 101 & 102

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Property and appurtenances and inheritances for access and user thereof.

Part II
(Second Property)

Land vacant classified as *danga* (highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 92
On the East	:	By R.S. Dag Nos. 100 & 101
On the South	:	By R.S. Dag Nos. 103 & 105
On the West	:	By Mouza Harisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Land vacant classified as *danga*(highland) measuring 0.3333 (zero point three three three three) decimal, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and the said dag butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 110
On the East	:	By R.S. Dag Nos. 112
On the South	:	By R.S. Dag Nos. 497
On the West	:	By Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Property and appurtenances and inheritances for access and user thereof.

Part IV
(Fourth Property)

Land vacant classified as *danga* (highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 109 & 114
On the East	:	By R.S. Dag No. 113
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag Nos 111

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Property and appurtenances and inheritances for access and user thereof.

Part V
(Fifth Property)

Land vacant classified as *danga* (highland) measuring 1.1111 (one point one oneone one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within

the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 114
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag Nos. 497
On the West	:	By R.S. Dag No.112

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fifth Property and appurtenances and inheritances for access and user thereof.

Part VI
(Sixth Property)

Land vacant classified as *danga* (highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 100
On the East	:	By R.S. Dag Nos. 99, 119 & 121
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag Nos. 101, 117,116, 115, 114 & 113

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Sixth Property and appurtenances and inheritances for access and user thereof.

Part VII
(Seventh Property)

Land vacant classified as *sali* (agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 67
On the East	:	By R.S. Dag No. 95
On the South	:	By R.S. Dag Nos. 96,100 & 93
On the West	:	By R.S. Dag No. 92 & 93

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Seventh Property and appurtenances and inheritances for access and user thereof

Second Schedule
(Said Property)
[*Subject Matter of Conveyance*]

Land classified as sali(agricultural) measuring 2.8056 (two point eight zero five six) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land classified as *danga*(highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land classified as *danga*(highland) measuring 0.3333 (zero point three three three three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land classified as *danga*(highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

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South 24 Parganas

Land classified as *danga*(highland) measuring 1.1111 (one point one oneone one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land classified as *danga*(highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above

Land classified as *sali*(agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII**of the **First Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	**R.S. *Dag* No.**	**R.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area Sold (in Dec)**	**Classification**
Jirangacha	*100	629	101	2.8056	Shali
Jirangacha	102	629	154	4.2778	Danga
Jirangacha	111	629	12	0.3333	Danga
Jirangacha	112	629	94	2.6111	Danga
Jirangacha	113	629	40	1.1111	Danga
Jirangacha	118	629	131	3.6389	Danga
Jirangacha	94	181	42	1.1667	Shali
			Total:	**15.9445**	

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. MANOJIT GHOSH
S/o Netai Ghosh
Hatisala
K.L.C

2. Md. Jisan Ali
S/o Hakim Molla.
Vill+Po. Bhangar.
P.S- Kasipur.

L.T.I of Batash Ghosh
By the Pen of Alangir Raza

L.T.I of Mina Ghosh
By the Pen of Alangir Raza

[Vendors]

KYAL DEVELOPERS PRIVATE LIMITED
Anorita Ghosh
Director / Authorised Signatory

[Purchaser]

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

MANOJIT GHOSH

Md Jibon Ali Molla

[Confirming Party]

Drafted by:

Alangir Raza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

District Sub-Registrar-II
Alipore, South 24 Parganas

Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.21,25,200/-** (Rupees Twenty One Lakh Twenty Five Thousand and Two Hundred only) towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 930486	09.10.2021	Indian Overseas Bank	1,00,000/-
Cheque No. 930485	09.10.2021	Indian Overseas Bank	1,00,000/-
UTR No. SBINR52022042179513176	21.04.2022	State Bank of India	10,39,200/-
UTR No. SBINR52022042179514748	21.04.2022	State Bank of India	8,66,000/-
		Total:	**21,25,200/-**

L.T.I of Bartosi Ghosh
By the Pen of Alangi Roy
Adv

L.T.I of Nina Ghosh
By the Pen of Alangi Roy
Adv

Witnesses:

1. Manoj Ghosh

2. Md. Jaun Ali

[Vendors]

District Sub-Registrar-IV
Registrar u/s 7 (2) of
Registration Act
Alipore, South 24 Parganas

SPECIMEN FORM FOR TEN FINGER PRINTS

Nizamuddin Mallik

Nizamuddin Mallik Mo 116

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of Batai Ghosh
By the Pen of Alangir Roy, Adv

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of Mina Ghosh
By the Pen of Alangir Roy, Adv

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Sub-Registrar IV
Rajarhat Bidhannagar
Tivoli Park
North 24 Parganas

22 APR 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Anwesha Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of
By the Pen of

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

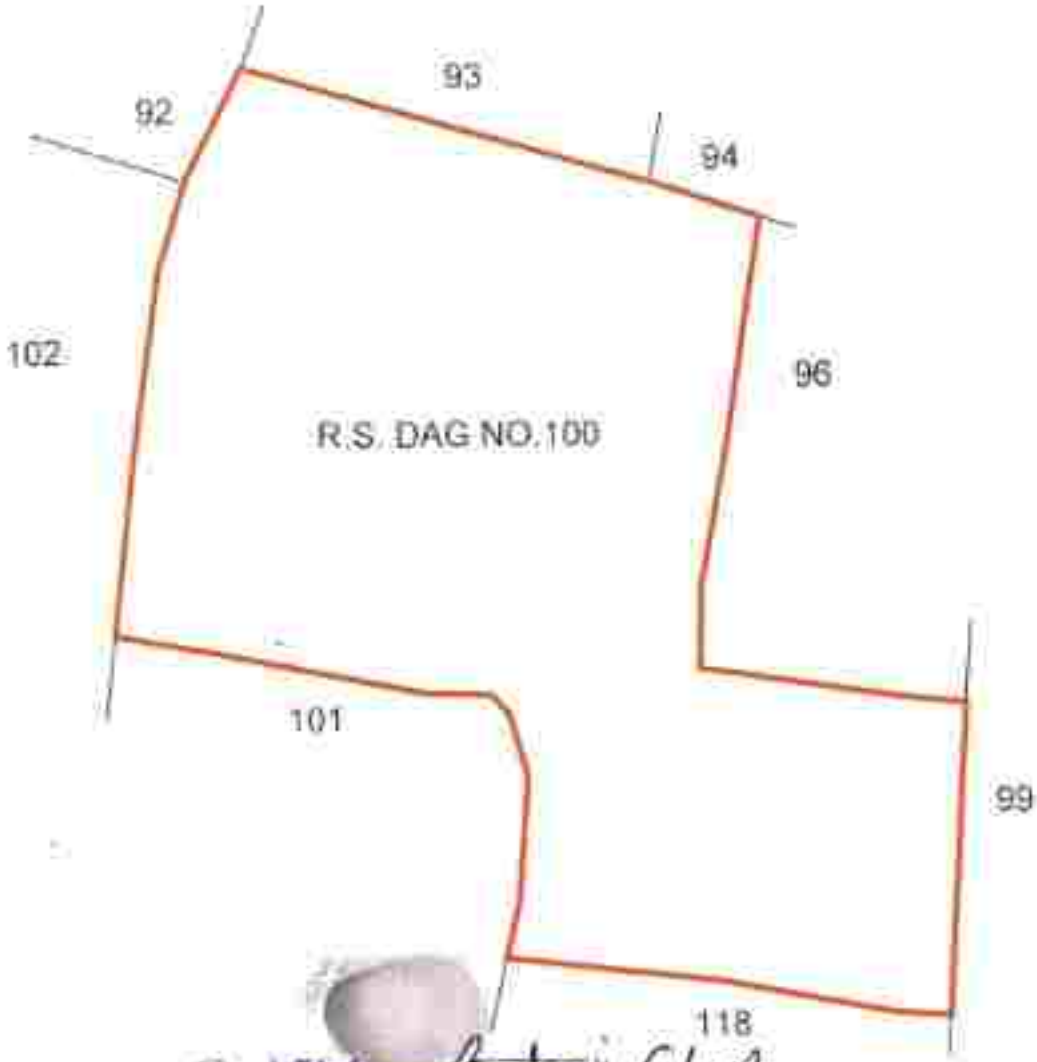
L.T.I of
By the Pen of

PLAN - A

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S DAG NO. - 100, R.S.KHATIAN NO. 628, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.8056 DEC OUT OF 101 DEC

N



L.T.I of Batasi Ghosh
By the Pen of Alangi. Roy Adv

KOEL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

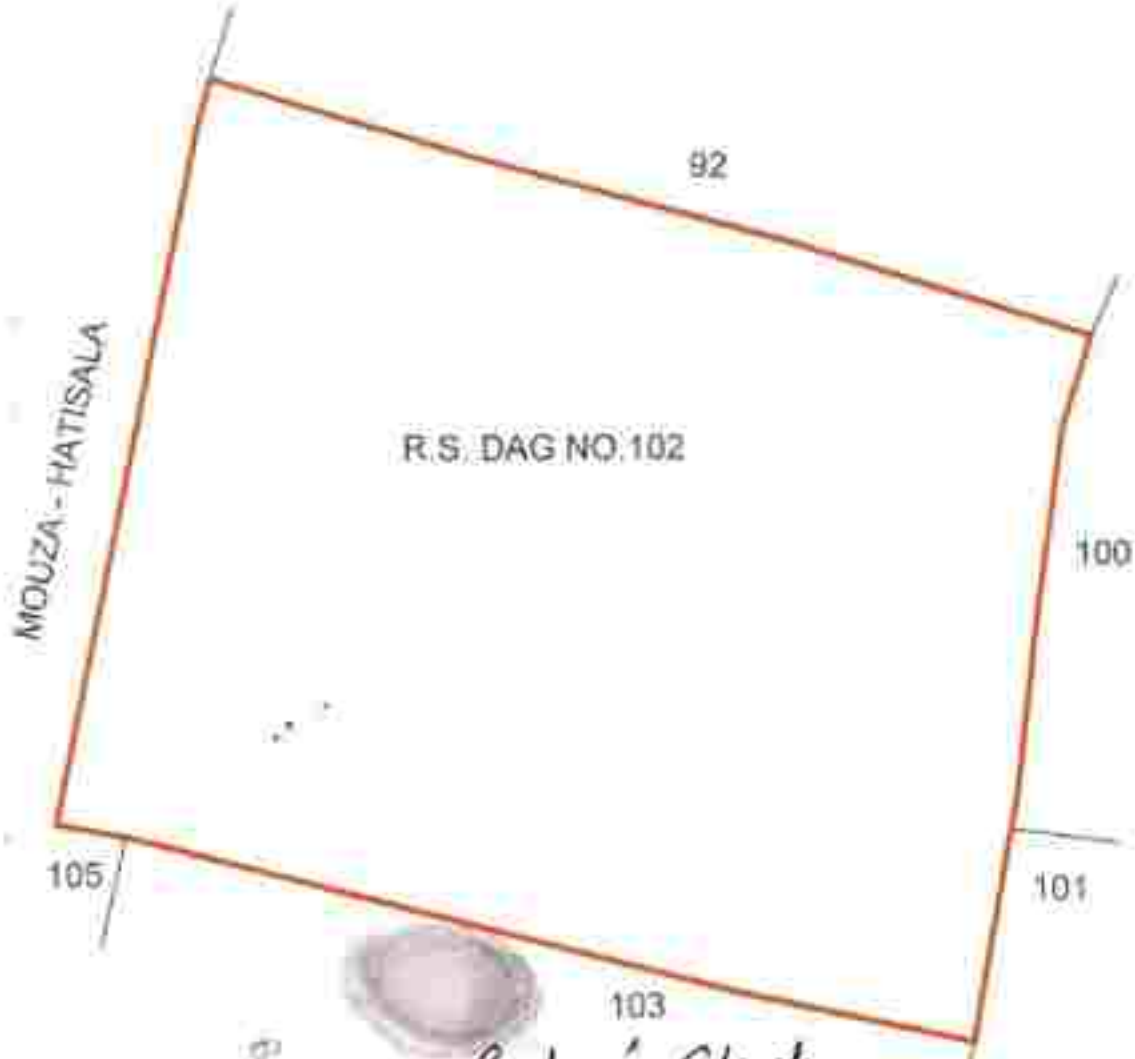
L.T.I of Mina Ghosh
By the Pen of Alangi. Roy

PLAN - B

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 102, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET.

AREA = UNDIVIDED 4.2778 DEC OUT OF 154 DEC.

N



L.T.I of Bakul Ghosh
By the Pen of Alangir Roy Adv

Nitai Mondal

KIAL DEVELOPERS PRIVATE LIMITED
Amarta Ghosh
Director / Authorised Signatory

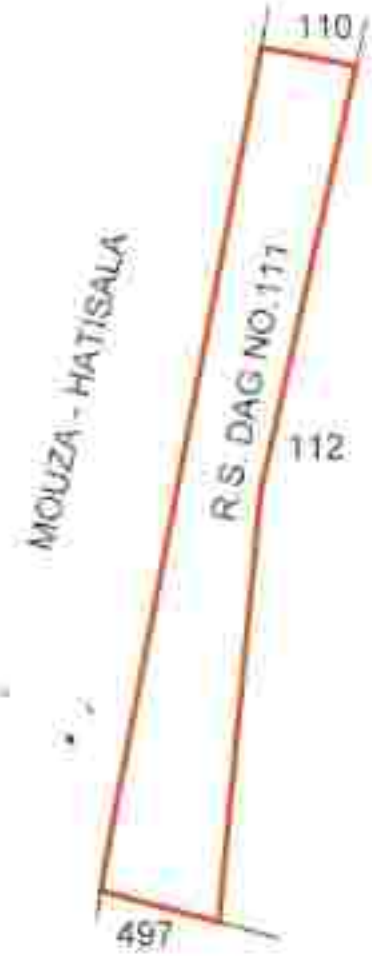
L.T.I of Mina Ghosh
By the Pen of Alangir Roy Adv

PLAN - C

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 111, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.3333 DEC OUT OF 12 DEC.

N



Batari Ghosh
By the Pen of A.Roy Adv

Nisurul Chowdhury

EYAL DEVELOPERS PRIVATE LIMITED
Anoita Ghosh
Director / Authorised Signatory

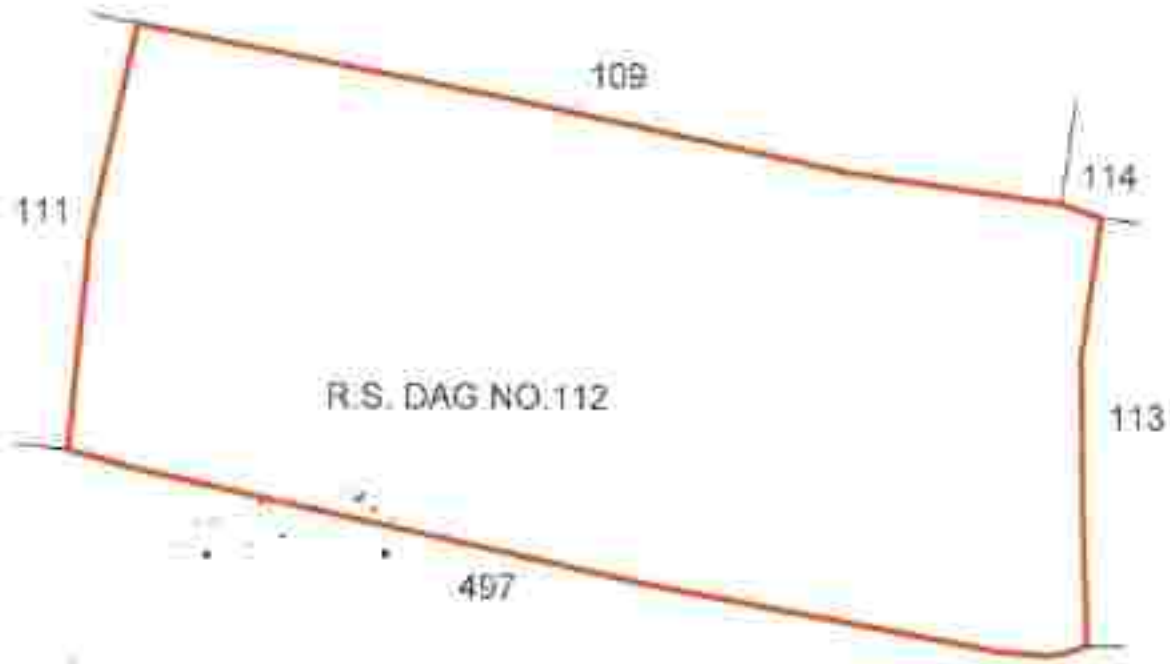
L.T.I of Mina Ghosh
By the Pen of A.Roy Adv

PLAN - D

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 112, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.6111 DEC OUT OF 94 DEC

N



L.T.I of Bataei Ghosh
By the Pen of A Roy, Adv

L.T.I of Mina Ghosh
By the Pen of A Roy, Adv

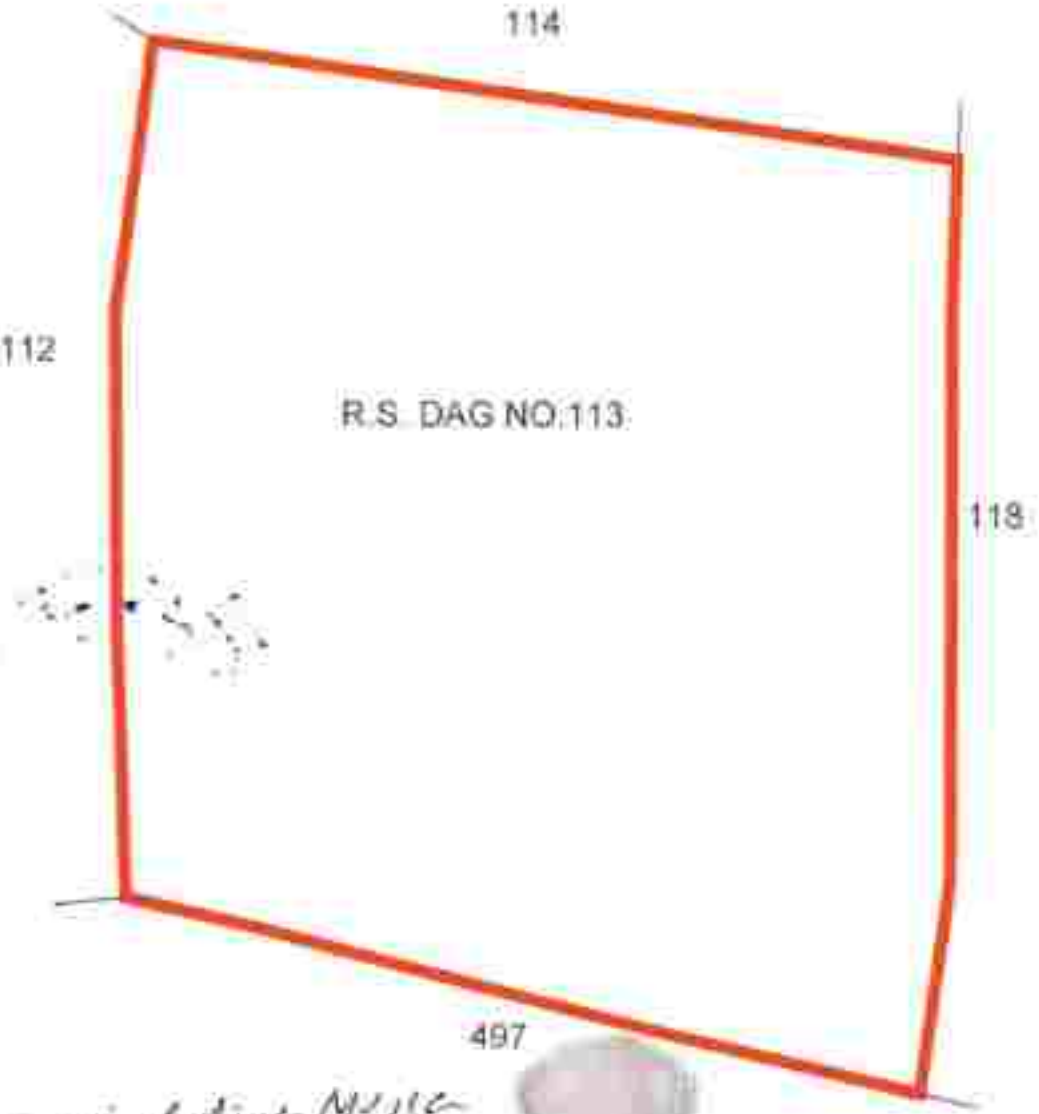
KIRL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

PLAN - E

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 113, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.1111 DEC OUT OF 40 DEC

N



L.T.I of Batan Ghosh
By the Pen of A Roy Adv

L.T.I of Mina Ghosh
By the Pen of A Roy Adv

Director / Authorised Signatory

Alipore, South 24 Parganas

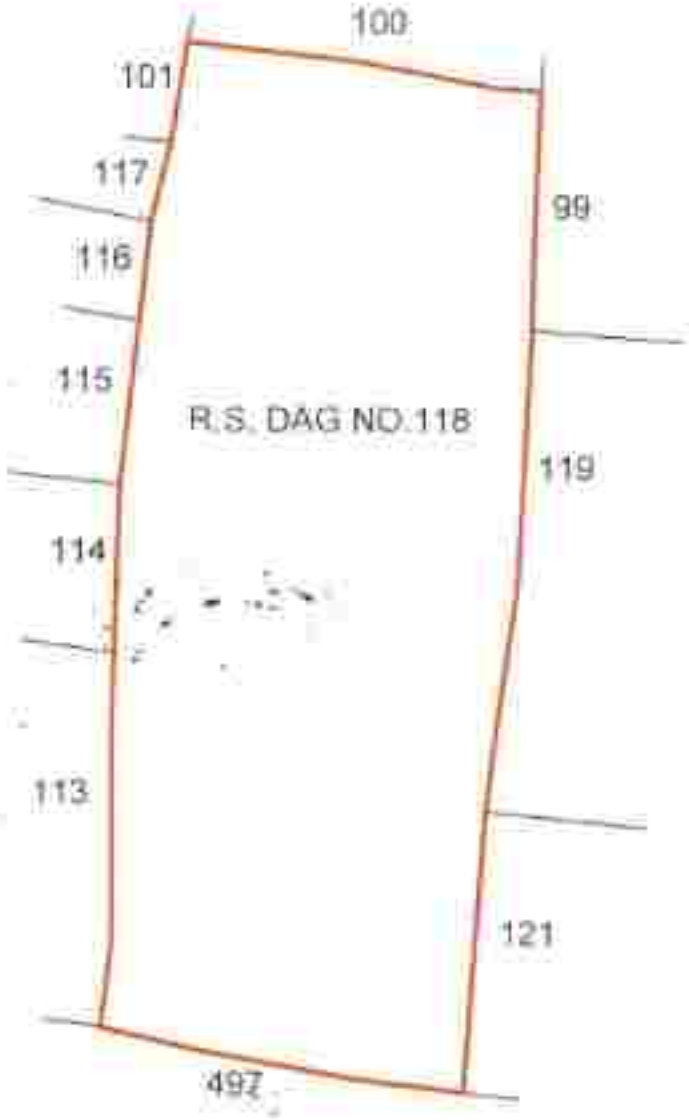
2 2 APR 2021

PLAN - F

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 118, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 3.6389 DEC OUT OF 131 DEC.

N



L.T.I of Balai Ghosh
By the Pen of A Roy, Adv

L.T.I of Mina Ghosh
By the Pen of A Roy, Adv

Wisaruddin Mollah

Anal Ghosh
Director / Authorised Signatory

Additional Sub-Registrar
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

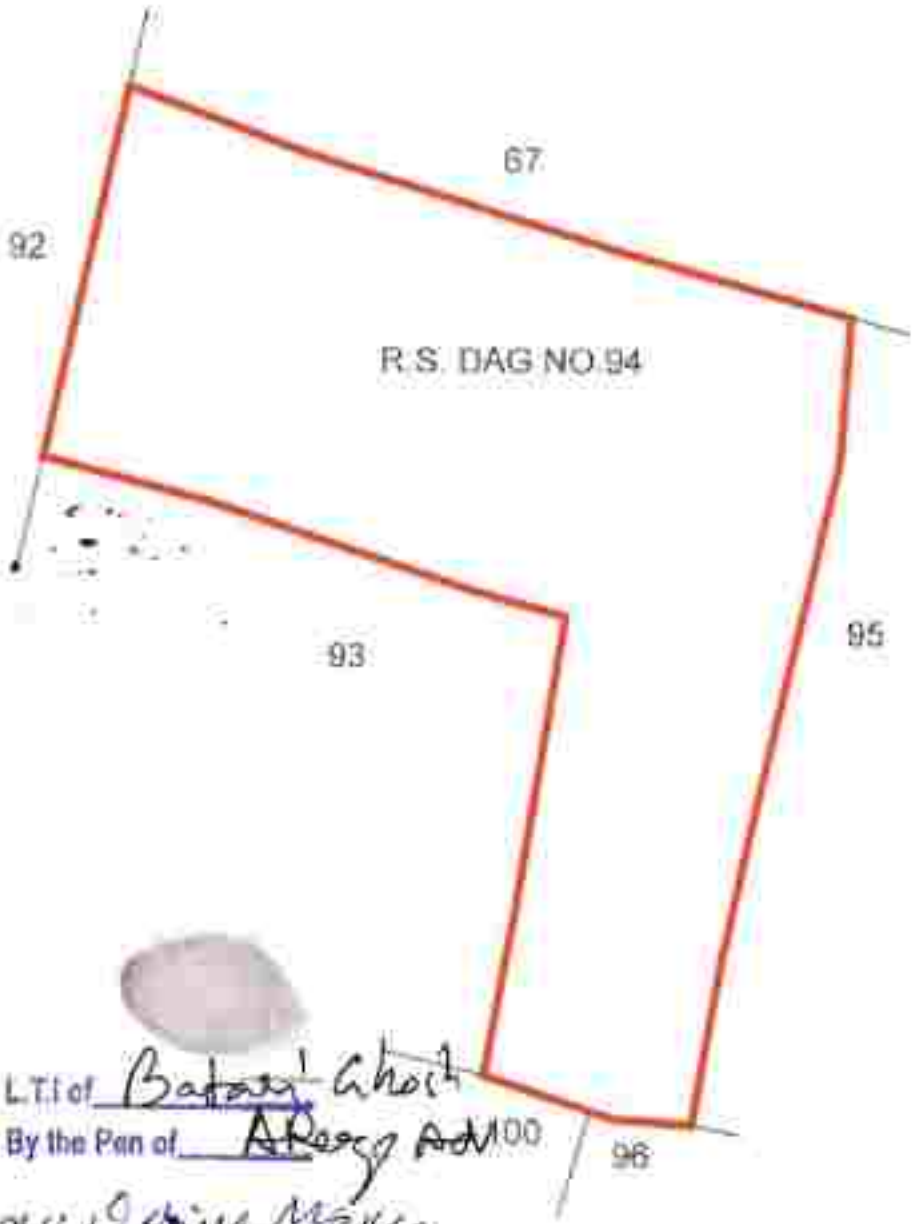
20 APR 2020

PLAN - G

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 94, R.S.KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.1687 DEC OUT OF 42 DEC.

N



L.T.I of Batari Ghosh
By the Pen of A Roy ADV

NITISH DEVELOPERS PRIVATE LIMITED

Amrita Ghosh
Director / Authorised Signatory

L.T.I of Mina Ghosh
By the Pen of A Roy ADV

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration Act, 1908
Alipore, South 24 Parganas

L.T.I of Natasi Ghosh
By the Pen of Arup Adv

Batoni Ghosh
Reza Ali
L.T.I of
By the Pen of

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online

- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future

Unique Identification Authority of India

3814 1668 6393

TION
ty, not of citizenship
nticate online

ghout the country
d in availing Government
services in future

CE POLICIES AT A GLANCE :

Plan & Term	Mode	Premium Amount	Date of last payment

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DKQPG0854Q

MINA GHOSH

LALIT MOHAN GHOSH

11/12/1970

Signature

Chamber :
8A, Dilkhusa Street, Ko
Tel. : 2283-0644 / M.

L.T.I of
By the Pen of

Insurance Corporation of India

ভারত সরকার

আপনার আধার সংখ্যা / Your Aadhaar No. :

7347 1112 7518

আমার আধার, আমার পরিচয়

Mina Ghosh

Father : Nata Ghosh

7347 1112 7518

আমার আধার, আমার পরিচয়

Kolkata

L.T.I of Mina Ghosh

By the Pen of Arup Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

AABCK3272E

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Amrita Ghosh

Nizamudin Ali Khan
Nizamuddin Khan

Nizamuddin Mona

IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-93357339, CRIMINAL : 2479-1477

Card No. I/C/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road
Kolkata- 700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

SECRETARY

Alamgir Reza Advr
22.07.22

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001120545/2022	Office where deed will be registered
Query Date	11/04/2022 2:18:46 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]
Set Forth value		Market Value
Rs. 31,25,200/-		Rs. 31,25,200/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 93,777/- (Article 23)		Rs. 41,266/- (Article A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, , Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	2.8056 Dec	5,49,911/-	5,49,911/-	
L2	RS-102	RS-629	Bastu	Danga	4.2778 Dec	8,38,470/-	8,38,470/-	
L3	RS-111	RS-629	Bastu	Danga	0.3333 Dec	65,328/-	65,328/-	
L4	RS-112	RS-629	Bastu	Danga	2.6111 Dec	5,11,766/-	5,11,766/-	
L5	RS-113	RS-629	Bastu	Danga	1.1111 Dec	2,17,781/-	2,17,781/-	
L6	RS-116	RS-629	Bastu	Danga	3.6389 Dec	7,13,243/-	7,13,243/-	
L7	RS-94	RS-181	Bastu	Shali	1.1667 Dec	2,28,679/-	2,28,679/-	
		TOTAL :			15.9445Dec	31,25,200 /-	31,25,200 /-	
	Grand Total :				15.9445Dec	31,25,200 /-	31,25,200 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BATASI GHOSH Daughter of Late Lalit Mohan Ghosh,Panapukur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DQxxxxxx3M, Aadhaar No. 38xxxxxxxx6393,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	MINA GHOSH Wife of Shankar Ghosh,Panapukur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DKxxxxxx4Q, Aadhaar No.: 73xxxxxxxx7518,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla,Kabildanga, Village:- Kabildanga, P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name & address
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of BATASI GHOSH, MINA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 11-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230007535061	**Payment Mode:**	Online Payment
GRN Date:	13/04/2022 15:37:34	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202204130632751	**BRN Date:**	13/04/2022 15:04:34
Payment Status:	Successful	**Payment Ref. No:**	2001120545/3/2022 (Query No/*/Query Year)

Depositor Details

Depositor's Name:	KYAL DEVELOPERS PVT LTD
Address:	122/1R SATYENDRA NATH MAJUMDER SARANI, KOLKATA - 700 026
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001120545
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001120545/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001120545/3/2022	Property Registration-Stamp duty	0030-02-103-003-02	93777
2	2001120545/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	41266
			Total	**135043**

IN WORDS: **ONE LAKH THIRTY FIVE THOUSAND FORTY THREE ONLY.**

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001120545/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	BATASI GHOSH Panapukur, City:- , P.O:- Bhangar, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			LTI of Batasi Ghosh by the Pen of Arup Roy 22.4.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	MINA GHOSH Panapukur, City:- , P.O:- Bhangar, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			LTI of Mina Ghosh by the Pen of Arup Roy 22.4.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	AMRITA GHOSH Beliachandi, Gochieran City:- , P.O:- Beliachandi, P.S.- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743301	Representative of Buyer [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 22/04/22

I. Signature of the Person

at Private Residence.

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	NIJAM UDDIN MOLLA Kabilderga, Village-Kabilderga, P.O.-Barmunia, P.S.-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			Nizamuddin Molla 22-04-22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:-, P.O.-Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	BATASI GHOSH, MINA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			Alamgir Reza 22.04.22

(Anupam Halder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Office of the Dist Sub-Registrar

Major Information of the Deed

Deed No :	**I-1604-04186/2022**	**Date of Registration**	**25/04/2022**
Query No / Year	**1604-2001120545/2022**	**Office where deed is registered**	
Query Date	**11/04/2022 2:18:46 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		

Transaction	Additional Transaction
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]
Set Forth value	Market Value
Rs. 31,25,200/-	Rs. 31,25,200/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 93,877/- (Article:23)	Rs. 41,298/- (Article:A(1), E,)
Remarks	

Land Details :

District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	2.6056 Dec	5,49,911/-	5,49,911/-	
L2	RS-102	RS-629	Bastu	Danga	4.2778 Dec	8,38,470/-	8,38,470/-	
L3	RS-111	RS-629	Bastu	Danga	0.3333 Dec	65,328/-	65,328/-	
L4	RS-112	RS-629	Bastu	Danga	2.6111 Dec	5,11,788/-	5,11,788/-	
L5	RS-113	RS-629	Bastu	Danga	1.1111 Dec	2,17,781/-	2,17,781/-	
L6	RS-118	RS-629	Bastu	Danga	3.6389 Dec	7,13,243/-	7,13,243/-	
L7	RS-94	RS-181	Bastu	Shali	1.1667 Dec	2,28,679/-	2,28,679/-	
		TOTAL :			**15.9445Dec**	**31,25,200 /-**	**31,25,200 /-**	
	Grand Total :				**15.9445Dec**	**31,25,200 /-**	**31,25,200 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BATASI GHOSH** Daughter of Late Lalit Mohan Ghosh Panapukur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DQxxxxxx3M, Aadhaar No: 38xxxxxxxx6393, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
2	**MINA GHOSH** Wife of Shankar Ghosh Panapukur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DKxxxxxx4Q, Aadhaar No: 73xxxxxxxx7519, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
3	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Kabildanga, Village:- Kabildanga, P.O:- Bamunia, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative- Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** Son of Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of BATASI GHOSH, MINA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec

On 21-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,25,200/-

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 22-04-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:20 hrs on 22-04-2022, at the Private residence by AMRITA GHOSH .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/04/2022 by 1. BATASI GHOSH, Daughter of Late Lalit Mohan Ghosh, Panapukur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 2. MINA GHOSH, Wife of Shankar Ghosh, Panapukur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 3. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, Kabiltanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Identified by ALAMGIR REZA, , , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-04-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O.:- Kalighat, P.S: Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by ALAMGIR REZA, , , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 25-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 41,298/- (A(1) = Rs 31,252/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 41,266/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/04/2022 3:38PM with Govt. Ref. No: 192022230007535061 on 13-04-2022, Amount Rs: 41,266/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 2022041306832751 on 13-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 93,777/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 93,777/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29250, Amount: Rs.100/-, Date of Purchase: 28/10/2021, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 13/04/2022 3:38PM with Govt. Ref. No: 192022230007535061 on 13-04-2022, Amount Rs: 93,777/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20220413063 2751 on 13-04-2022, Head of Account 0030-02-103-003-02

Anupam Haldar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 146226 to 146264

being No 160404186 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.04.26 14:26:17 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/04/26 02:26:17 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

0495/22

I 4187/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 605689

[redacted]

District Sub-Registrar-IV
Registrar U/S 7 of
Registration Act
Alipore, South 24 Parganas
25 APR 2022

CONVEYANCE

1. Date: 22.4.22
2. Place: Kolkata
3. Parties

[redacted]

29252 26 OCT 2021

Rs. 100/- Date.....

Name..... ALAMGIR REZA
ADVOCATE
Address..... ALIPORE JUDGES COURT
KOL-27
Vendor..... WB/4366/2003

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anoop Ghosh

V.C.T.1
No. 2733

VIAL DEVELOPERS PRIVATE LIMITED
Anoop Ghosh
Director / Authorised Signatory

V.C.T.1
NO. 2742

নীহিতরঞ্জন

V.C.T.1
NO. 2734

Sub-Registrar
Alipore
Kolkata
24 Parganas

Sub-Registrar-IV
Alipore U/S 7 (3) of
Registration 1908
Alipore, South 24 Parganas
22 APR 2022

Identified by me
Alamgir Reza Adv
S/O. Jahangir Reza
28/1, Judge Court Road
P.O & P.S. Alipore
Kol-27

3.1 **NAMITA GHOSH (PAN DUVPG9658G** and **Aadhaar No. 5272 6150 6601)**, daughter of Late Lalit Mohan Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Andulia, Chowhata, Haroa, Post Office Chowhata, PIN-743425, Police Station Haroa, District North 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E)**, having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F&Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391(**Purchaser**, includes successors-in-interest)

And

3.3 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q** and **Aadhaar No. 401623755842)**, son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas(**Confirming Party**, includes successors-in-interest)

The Vendor, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**)Land classified as *sali* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)land classified as *danga*(highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**)and more fully described in **Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And** (**3**) land classified as *danga*(highland) measuring 0.1667 (zero point one six six seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 APR 2011

R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon**And** (**4**) land classified as *danga*(highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV**of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And** (**5**) land classified as *danga*(highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V**of the **First Schedule** below and the said R.S. *Dag* No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And** (**6**) land classified as *danga*(highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI**of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And** (**7**) land classified as *sali*(agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property are more fully and collectively described in the **Second Schedule** below(collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

Office of the Dist. Sub-Registrar-IV, Alipore
24-Parganas, South

Sub-Registrar-IV
Registration U/S 17 (2) of
Registration 1908
Alipore, South 24 Parganas

22 APR 2017

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of (**1**)land measuring 101 (one hundred and one) decimal, being the entirety of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Uttam**), (**2**)land measuring 154 (one hundred and fifty four) decimal, being the entirety of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Uttam**), (**3**) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Uttam**),(**4**) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Uttam**),(**5**) land measuring 40 (forty) decimal, being the entirety of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Uttam**),(**6**) land measuring 131 (one hundred and thirty one) decimal, being the entirety of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property Of Uttam**) and(**7**) land measuring 42 (forty two) decimal, being the entirety of R.S. Dag No. 94, recorded under R.S. Khatian No. 481, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property Of Uttam**), the First Property Of Uttam, Second Property Of Uttam, Third PropertyOf Uttam, Fourth PropertyOf Uttam, Fifth PropertyOf Uttam, Sixth PropertyOf Uttam and Seventh Property of Uttam (collectively**Mother Property**).

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish

Office of the Dist. Sub-Registrar IV
Alipore, South 24 Parganas

Under Sub-Registrar-IV
Revised u/s 7 (2) of
Registration Act
Alipore, South 24 Parganas

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Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Lalit Mohan Ghosh:** In the above mentioned circumstances said Lalit Mohan Ghosh became the sole and absolute owner in respect of (1)land measuring 11.2222 (eleven point two two two two) decimal, more or less, out of the First Property Of Uttam (**First Larger Property**), (2)land measuring 17.1111 (seventeen point one one one one) decimal, more or less, out of the Second Property Of Uttam (**Second Larger Property**), (3) land measuring 1.3333 (one point three three three three) decimal, more or less, out of the Third Property Of Uttam (**Third Larger Property**),(4) land measuring 10.4444 (ten point four four four four) decimal, more or less, out of the Fourth Property Of Uttam (**Fourth Larger Property**),(5) land measuring 4.4444 (four point four four four four) decimal, more or less, out of the Fifth Property Of Uttam (**Fifth Larger Property**),(6) land measuring 14.5556 (fourteen point five five five six) decimal, more or less, out of the Sixth Property Of Uttam (**Sixth Larger Property**) and(7) land measuring 4.6667 (four point six six six seven) decimal, more or less, out of the Seventh Property Of Uttam (**Seventh Larger Property**), the First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property, Fifth Larger Property, Sixth Larger Property and Seventh Larger Property (collectively**Larger Property**), free from all encumbrances.

5.1.5 **Demise of Lalit Mohan Ghosh:** Said Lalit Mohan Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 1 (one) son, Amiya Ghosh and 7 (seven) daughters, namely, (1) Batasi Ghosh, (2) Karuna Ghosh, (3) Shanti Ghosh, (4) Mina Ghosh, (5) Maya Ghosh, (6) Namita Ghosh and (7) Ashima Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Lalit Mohan Ghosh in the Larger Property, free from all encumbrances.

5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Namita Ghosh (the Vendor herein)has become the sole and absolute owner in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.7 **Agreement with Confirming Party:** Nijam Uddim Molla (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.

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5.1.8 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.

5.1.9 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and Confirming Party jointly and severally represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor/Confirming Party:** The Vendor and/or Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *waqf*, trusts, prohibitions, Income Tax

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attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor' predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**)the First Property, i.e.,land classified as *sali* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)the Second Property, i.e., land classified as *danga* (highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District

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South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon**And** (3) the Third Property, i.e., land classified as *danga* (highland) measuring 0.1667 (zero point one six six seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And** (4) the Fourth Property, i.e., land classified as *danga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV**of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon**And** (5) the Fifth Property, i.e., land classified as *danga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V**of the **First Schedule** below and the said R.S. *Dag* No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon**And** (6) the Sixth Property, i.e., land classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI**of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And** (7) the Seventh Property, i.e., land classified as *sali* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII**of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

7.1 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.17,07,500/- (Rupees Seventeen Lac Seven Thousand Five Hundred only) (**Total Consideration**) out of which

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the Purchaser has paid Rs. 12,07,500/- (Rupees Twelve Lac Seven Thousand Five Hundred only) directly to the Vendor receipt of which Vendor hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.5,00,000/- (Rupees Five Lac only) to the Confirming Party towards reimbursement of earnest money and nomination profit, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8.Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor and Confirming Partyhave in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor and Confirming Party:** express indemnification by the Vendor and the Confirming Party about the correctness of the Vendor's title, Vendor's authority to sell, Confirming Party's right to nominate and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and/or the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith

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take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly(a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and

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classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor and the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor and the Confirming Party further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor and/or the Confirming Party in any manner. The Vendor and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

First Schedule
Part I
(First Property)

Land vacant classified as *sali* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangecha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas

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and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	BY R.S Dag No. 100 & 96
On the East	:	BY R.S Dag No. 96 & 99
On the South	:	BY R.S Dag No. 101 & 118
On the West	:	BY R.S Dag No. 92, 101 & 102

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

Part II
(Second Property)

Land vacant classified as *danga* (highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	BY R.S Dag No. 92
On the East	:	BY R.S Dag No. 100 & 101
On the South	:	BY R.S Dag No. 103 & 105
On the West	:	BY Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Land vacant classified as *danga* (highland) measuring 0.1667 (zero point one six six seven) decimal, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	BY R.S Dag No. 107
On the East	:	BY R.S Dag No. 112
On the South	:	BY R.S Dag No. 497
On the West	:	BY Mouza Hatisala

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Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Third Property and appurtenances and inheritances for access and user thereof.

Part IV
(Fourth Property)

Land vacant classified as *danga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 112 is delineated on **Plan-D**annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 109 & 114
On the East	:	By R.S. Dag No. 113
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag Nos 111

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fourth Property and appurtenances and inheritances for access and user thereof.

Part V
(Fifth Property)

Land vacant classified as *danga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 113 is delineated on **Plan-E**annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag No. 114
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag Nos. 497
On the West	:	By R.S. Dag No.112

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fifth Property and appurtenances and inheritances for access and user thereof.

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Part VI
(Sixth Property)

Land vacant classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 118 is delineated on **Plan-P**annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag No. 100
On the East	:	By R.S. Dag Nos. 99, 119 & 121
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag Nos. 101, 117,116, 115, 114 & 113

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Sixth Property and appurtenances and inheritances for access and user thereof.

Part VII
(Seventh Property)

Land vacant classified as *sali* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 94 is delineated on **Plan-G**annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag No. 67
On the East	:	By R.S. Dag No. 95
On the South	:	By R.S. Dag Nos. 96,100 & 93
On the West	:	By R.S. Dag No. 92 & 93

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Seventh Property and appurtenances and inheritances for access and user thereof.

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2nd Schedule
(Said Property)
[*Subject Matter of Conveyance*]

Land classified as *sali* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land classified as *danga* (highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in**Part-II** of the **First Schedule** above

Land classified as *danga* (highland) measuring 0.1667 (zero point one six six seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land classified as *danga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV**of the **First Schedule** above

Land classified as *danga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V**of the **First Schedule** above

Land classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI**of the **First Schedule** above

District Sub-Registrar-IV
Registrar u/s 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 APR

Land classified as *sali* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII**of the **First Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)	Classification
Jirangacha	100	629	101	1.4028	Shali
Jirangacha	102	629	154	2.1389	Danga
Jirangacha	111	629	12	0.1667	Danga
Jirangacha	112	629	94	1.3056	Danga
Jirangacha	113	629	40	0.5556	Danga
Jirangacha	118	629	131	1.8194	Danga
Jirangacha	94	181	42	0.5833	Shali
			Total:	**7.9723**	

Office of the Dist. Sub-Registrar
Alipore

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

2 2 APR 2025

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. MANOJIT GHOSH
C/O Metai Ghosh
Hatisala
K.L.C

2. Md. Jasim Ali
S/o Hakim Molla.
Vill+Po- Bhangar.
P.S- Kashipur

[Vendor]

KVAL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Purchaser]

read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

MANOJIT GHOSH

[Confirming Party]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
South 24 Parganas

22 APR 2010

Vendor'sReceipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.12,07,500/- (Rupees Twelve Lac Seven Thousand Five Hundred only)**towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No.930839	14.02.2022	Indian Overseas Bank	1,50,000/-
UTR No. SBINR52022042179516432	21.04.2022	State Bank of India	10,57,500/-
		Total:	**12,07,500/-**

Witnesses:

1. MANOSIT DHALI

[illegible]

[Vendor]

2. Md. Jibon Ali

Alipore Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

2 2 APR 2022

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,00,000/- (Rupees Five Lac only)** towards full and final payment of reimbursement of earnest money and namination profit for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS No. IOBAM22017219703	17.01.2022	Indian Overseas Bank	5,00,000/-
		Total:	**5,00,000/-**

Witnesses:

1. MANOJIT GHOSH

Nizamuddin Mollah

(Confirming Party)

2. Md. Jasim Ali

Office of the Dist Sub-Registrar-IV

Office Sub-Registrar-IV
Registered U/S 1 (2) of
Registration 1908
Alipore, South 24 Parganas

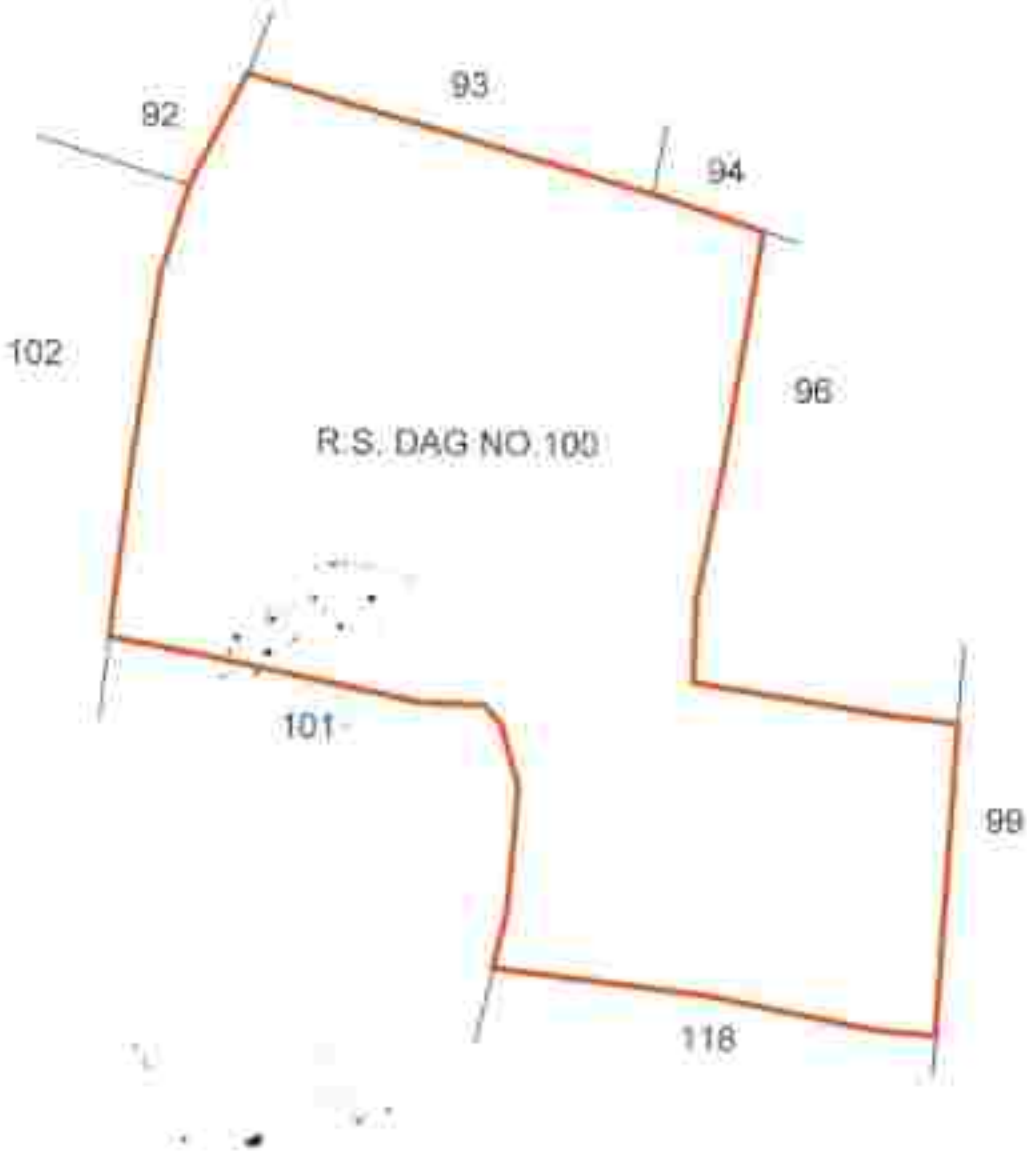
2 2 APR 2025

PLAN - A

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 100, R.S KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.4028 DEC OUT OF 101 DEC

N



KNL DEVELOPERS PRIVATE LIMITED

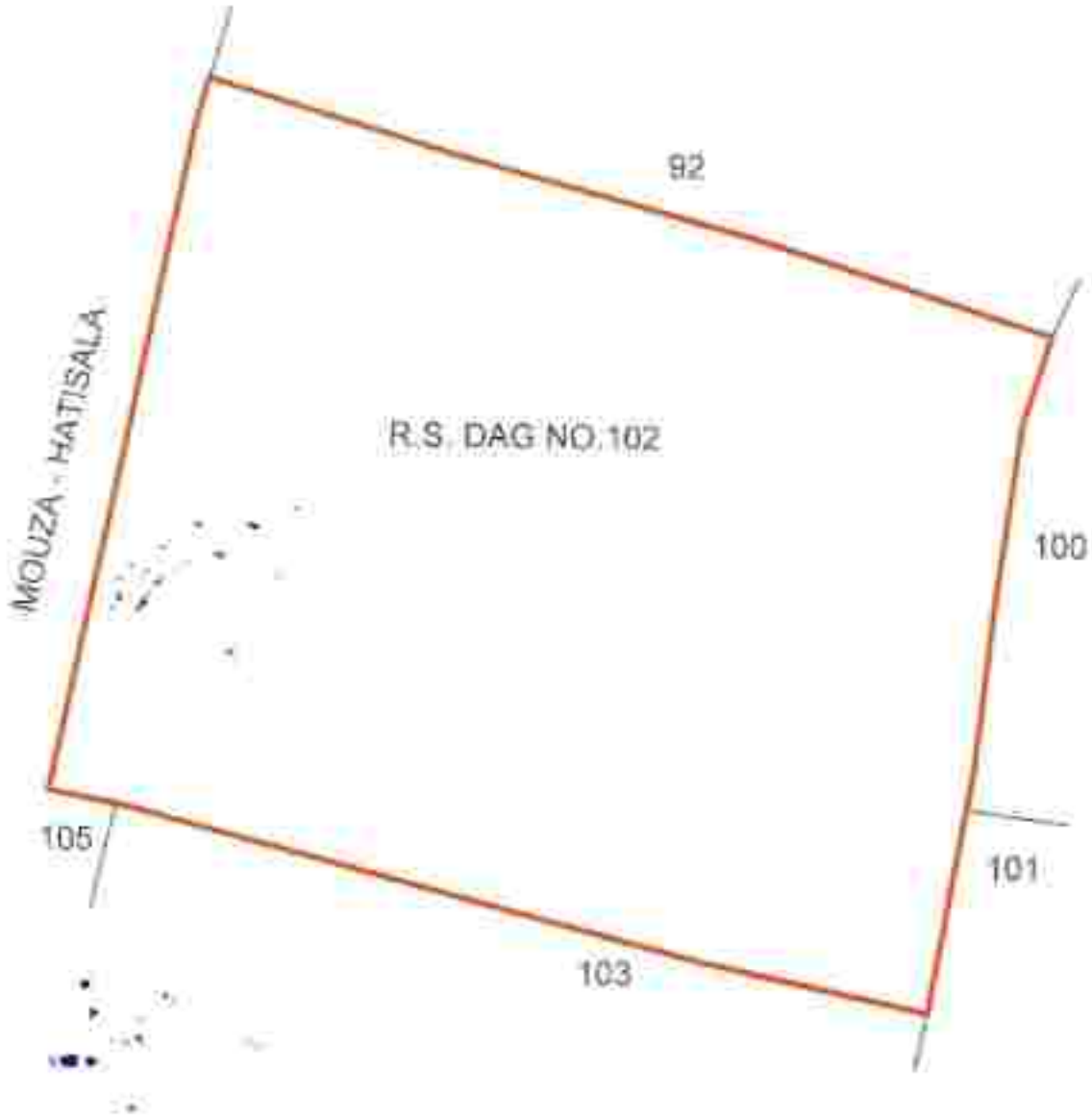
Director / Authorised Signatory

Additional Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

PLAN - B

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 102, R.S KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.1389 DEC OUT OF 154 DEC



For Sucon Dev. Pvt. Ltd.

SOL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

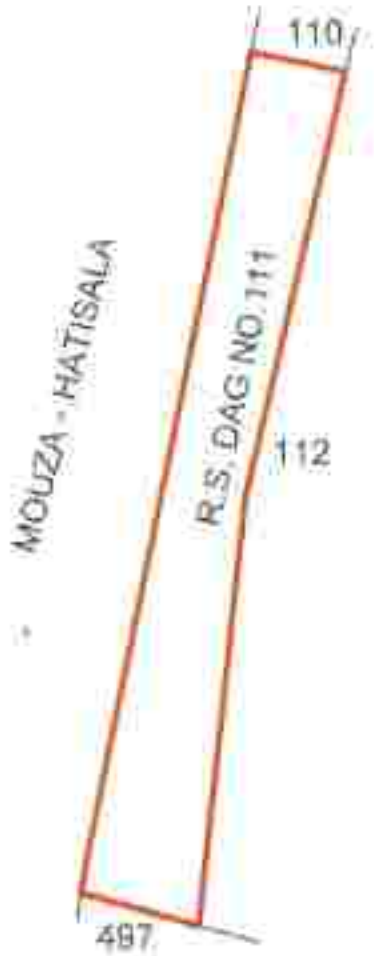
22 APR 2011

PLAN - C

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 111, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.1667 DEC.OUT OF 12 DEC.

N



Director / Authorised Signatory

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

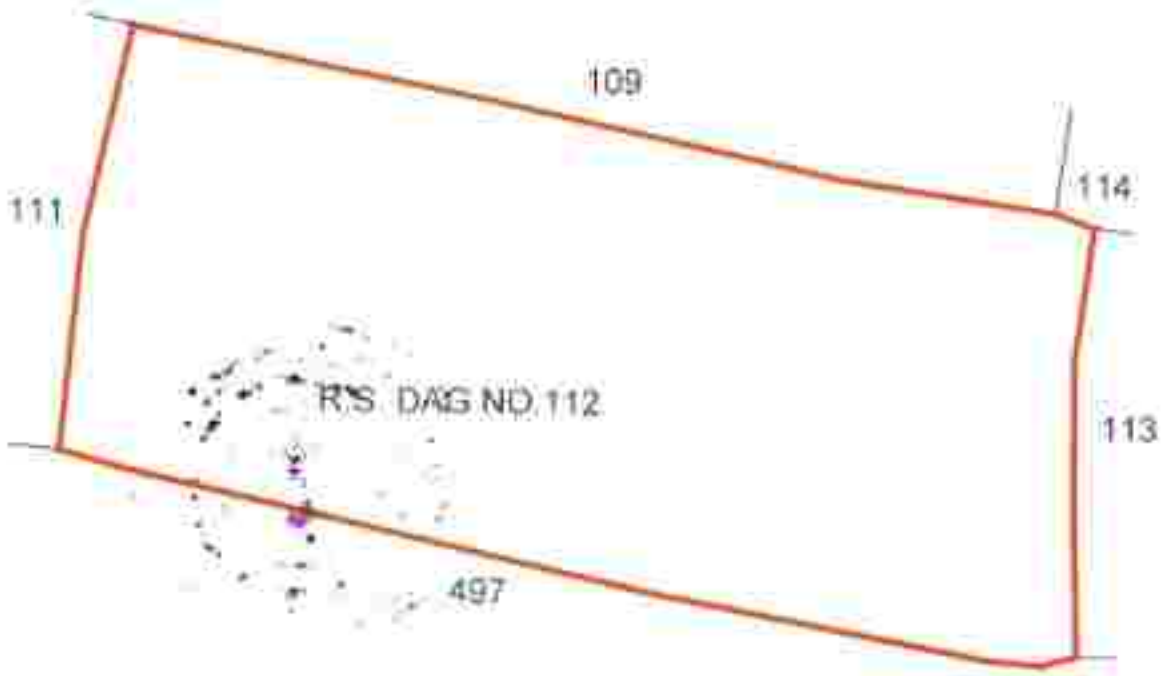
2 2 APR

PLAN - D

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 112, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.3056 DEC OUT OF 94 DEC.

N



Nizamuddin Molla

নমিতা ঘোষ

KNL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

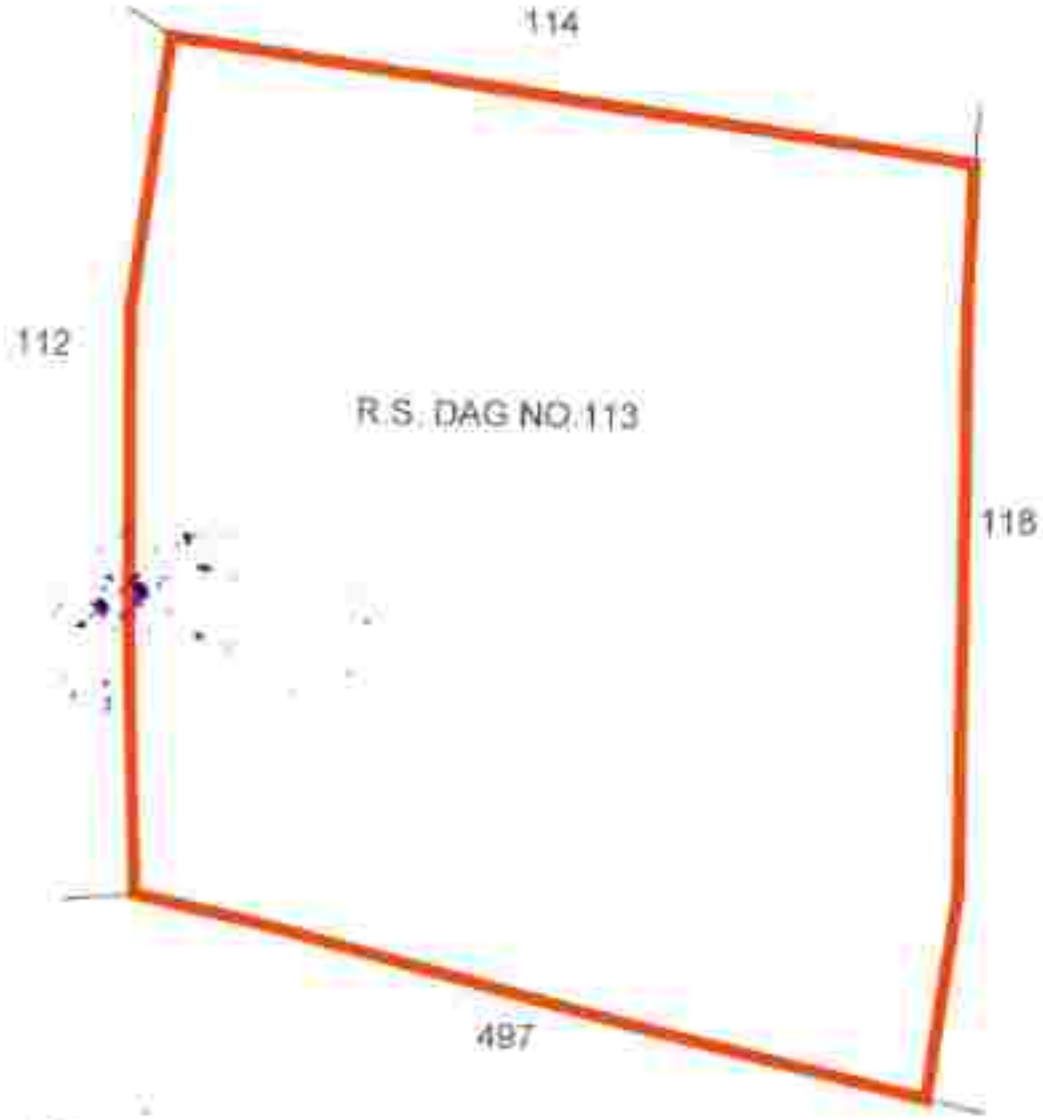
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

PLAN - E

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 113, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.5558 DEC OUT OF 40 DEC

N



Director / Authorised Signatory

Office of the Dist. Sub-Registrar IV
Alipore, South 24 Parganas

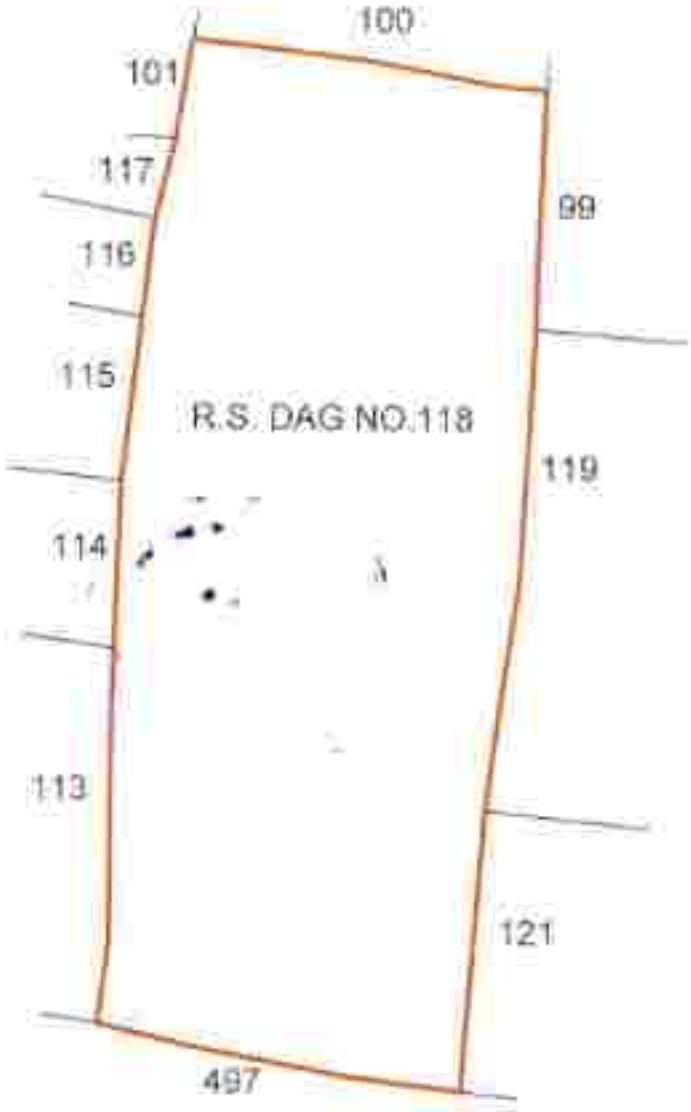
Dist. Sub-Registrar-IV
Alipore, South 24 Parganas

PLAN - F

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 118, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET.

AREA = UNDIVIDED 1.5194 DEC.OUT OF 131 DEC.

N



Nilkantha Mallick

FOR SEVEN HILLS PROJECT LIMITED

Amrita Ghosh

Director / Authorised Signatory

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

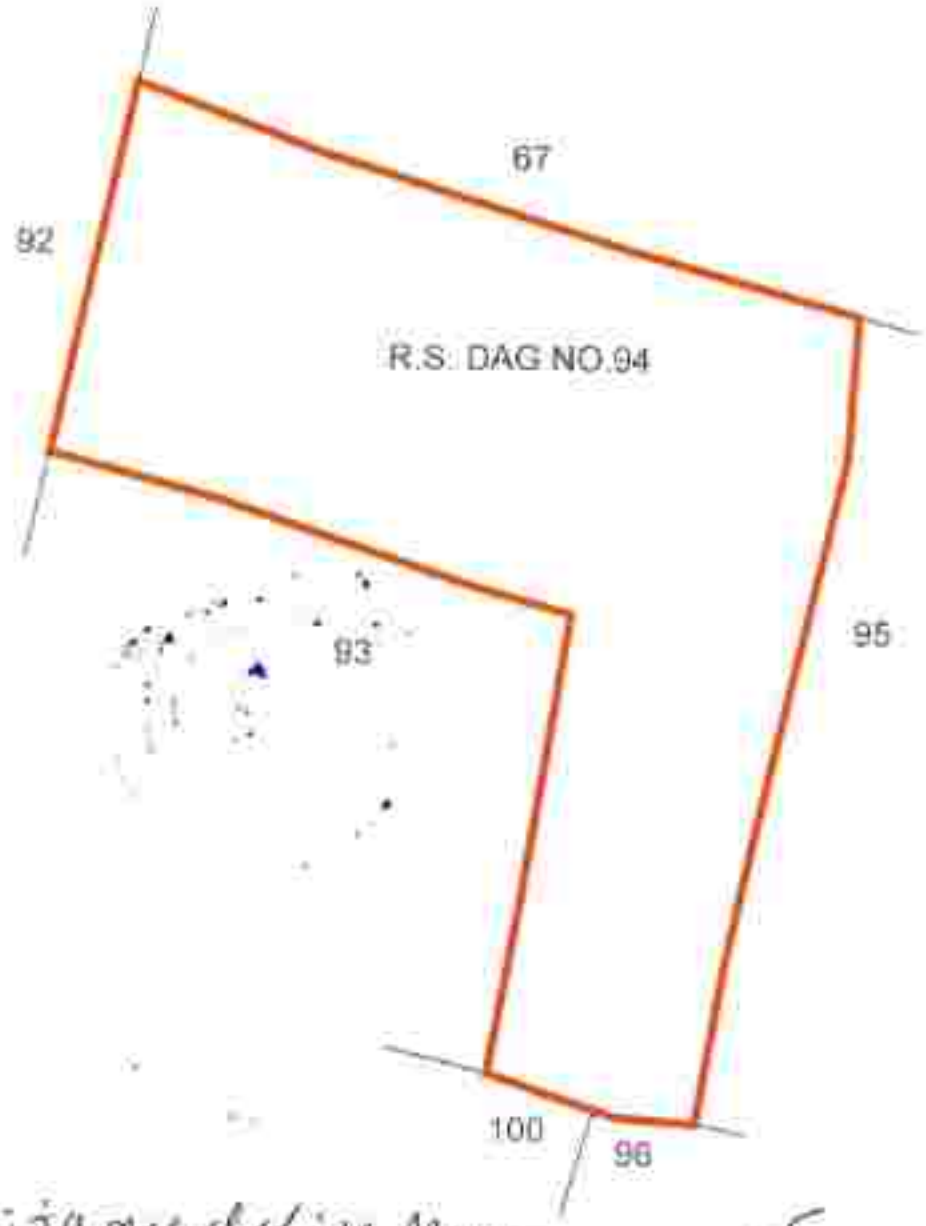
2 2 APR 2021

PLAN - G

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 94, R.S KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET.

AREA = UNDIVIDED 0.5833 DEC OUT OF 42 DEC

N



Nizamuddin Molla

নিজামউদ্দিন

FINAL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 APR 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

Anwita Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

না মঞ্জুরা

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Nizamuddin Mollah

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

District Sub-Registrar-IV
Received u/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

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Sun

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DUVPG9658G

नाम / Name
NAMITA GHOSH

पिता का नाम / Father's Name
LALIT GHOSH

जन्म की तारीख / Date of Birth
05/12/1961

हस्ताक्षर / Signature

नमिता घोष

nday

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, (UTIITSL)
प्लाट नं. 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras
For Income Tax Related Queries call Toll Free Nos.
1961
or
18001801961

September 2019

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

To

Namita Ghosh

Ankula

Ankula

Chowhata

Hasnabad North 24 Parganas

West Bengal 743423

ML8235310009FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5272 6150 6601

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

নমিতা ঘোষ

Namita Ghosh

পিতা : লালিত ঘোষ

Father : Lalit Ghosh

জন্মতারিখ / DOB : 05/12/1961

মহিলা / Female

5272 6150 6601

আধার – সাধারণ মানুষের অধিকার

September 2019

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
, আন্দুলিয়া, আন্দুলিয়া, উত্তর ২৪ পরগনা, চৌহাটা, পশ্চিম বঙ্গ, 743425

Address:
, Andulia, Andulia, North 24 Parganas, Chowhata, West Bengal, 743425

5272 6150 6601

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

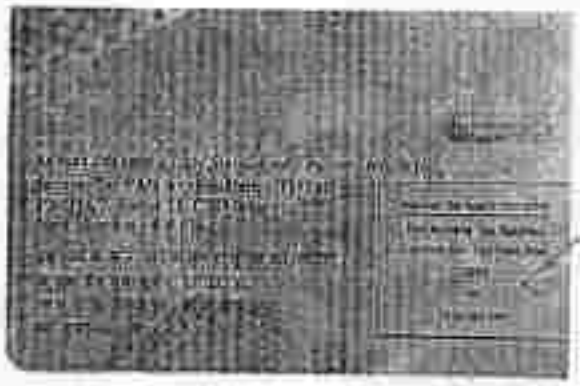
Permanent Account Number

AABCK3070E

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Amrita Ghosh



Nitamadi Mohan
Nitamadi Mohan

Nisaruddin Mora

Nisaruddin Mora

Nisaruddin Mora

IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. UC/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 26/1, Judges Court Road
Kolkata- 700 027

Ph. No 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

SECRETARY

Alamgir Reza Adv
22.02.22

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001116388/2022	Office where deed will be registered
Query Date	11/04/2022 12:54:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394586, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs. : 5,00,000/-]
Set Forth value		Market Value
Rs. 17,07,500/-		Rs. 17,07,500/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 51,248/- (Article:23)		Rs. 22,089/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, , Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	1.4028 Dec	3,00,450/-	3,00,450/-	
L2	RS-102	RS-629	Bastu	Danga	2.1389 Dec	4,58,107/-	4,58,107/-	
L3	RS-111	RS-629	Bastu	Danga	0.1667 Dec	35,704/-	35,704/-	
L4	RS-112	RS-629	Bastu	Danga	1.3056 Dec	2,79,632/-	2,79,632/-	
L5	RS-113	RS-629	Bastu	Danga	0.5556 Dec	1,18,998/-	1,18,998/-	
L6	RS-118	RS-629	Bastu	Danga	1.8194 Dec	3,89,677/-	3,89,677/-	
L7	RS-94	RS-181	Bastu	Shali	0.5833 Dec	1,24,932/-	1,24,932/-	
		TOTAL :			7.9723Dec	17,07,500 /-	17,07,500 /-	
	Grand Total :				7.9723Dec	17,07,500 /-	17,07,500 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NAMITA GHOSH Daughter of Late Lalit Mohan Ghosh,Andulia, Chowhata,Haroa, City:- , P.O:- Chowhata, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DUxxxxxx8G, Aadhaar No.: 52xxxxxxxx8801,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla,Kabildanga, Village:- Kabildanga, P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDA,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2154	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name & address
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of NAMITA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.2778 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.2778 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.29165 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.29165 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 11-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BL.LRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230007531711	**Payment Mode:**	Online Payment
GRN Date:	13/04/2022 15:32:06	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202204130632389	**BRN Date:**	13/04/2022 15:04:14
Payment Status:	Successful	**Payment Ref. No:**	2001118388/2/2022 [Query No*Query Year]

Depositor Details

Depositor's Name:	KYAL DEVELOPERS PVT LTD
Address:	122/1R SATYENDRA NATH MAJUMDER SARANI, KOLKATA - 700 026
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001118388
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001118388/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1.	2001118388/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	51246
2.	2001118388/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	22089
			Total	**73335**

IN WORDS: SEVENTY THREE THOUSAND THREE HUNDRED THIRTY FIVE ONLY.

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16842001118388/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NAMITA GHOSH Ashoka, Chowhata,Haroa, City:- , P.O - Chowhata, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743425	Seller			22/4/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Godhalah, City:- , P.O - Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743391	Representative of Buyer [KYAL DEVELOPERS PRIVATE LIMITED]			22/04/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	NIJAM UDDIN MOLLA Kabiddanga, Village:- Kabiddanga, P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller			22/04/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City- , P.O.- Alipore, P.S.-Alipore, District-South 24-Parganas, West Bengal, India, PIN- 700027	NAMITA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			Alamgir Reza 29.04.22

(Anupam Holder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed

Deed No :	I-1604-04187/2022	Date of Registration	26/04/2022
Query No / Year	1604-2001118388/2022	Office where deed is registered	
Query Date	11/04/2022 12:54:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumder Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction			
[0101] Sale, Sale Document		Additional Transaction	
		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 17,07,500/-		Rs. 17,07,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 51,346/- (Article 23)		Rs. 22,121/- (Article:A(1), E,)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, J.L No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	1.4028 Dec	3,00,450/-	3,00,450/-	
L2	RS-102	RS-629	Bastu	Danga	2.1389 Dec	4,58,107/-	4,58,107/-	
L3	RS-111	RS-629	Bastu	Danga	0.1667 Dec	35,704/-	35,704/-	
L4	RS-112	RS-629	Bastu	Danga	1.3056 Dec	2,79,632/-	2,79,632/-	
L5	RS-113	RS-629	Bastu	Danga	0.5556 Dec	1,18,999/-	1,18,999/-	
L6	RS-118	RS-629	Bastu	Danga	1.8194 Dec	3,89,677/-	3,89,677/-	
L7	RS-94	RS-181	Bastu	Shali	0.5833 Dec	1,24,932/-	1,24,932/-	
		TOTAL :			7.9723Dec	17,07,500 /-	17,07,500 /-	
	Grand Total :				7.9723Dec	17,07,500 /-	17,07,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NAMITA GHOSH** Daughter of Late Lalit Mohan Ghosh Andulia, Chowhata,Haroa, City:- , P.O:- Chowhata, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DUxxxxxx8G, Aadhaar No: 52xxxxxxxx6601, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
2	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Kabilderga, Village:- Kabilderga, P.O:- Barrunia, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** Son of Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of NAMITA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.2778 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.2778 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.29165 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.29165 Dec

Endorsement For Deed Number : I - 160404187 / 2022

On 21-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,07,500/-.

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 22-04-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:35 hrs on 22-04-2022, at the Private residence by AMRITA GHOSH .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/04/2022 by 1. NAMITA GHOSH, Daughter of Late Lalit Mohan Ghosh, Andulia, Chowhata,Haroa, P.O: Chowhata, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Hindu, by Profession House wife, 2. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, Kabilganga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indentified by ALAMGIR REZA, , , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-04-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indentified by ALAMGIR REZA, , , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 25-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,121/- (A(1) = Rs 17,075/- ,B = Rs 5,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 22,089/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/04/2022 3:33PM with Govt. Ref. No: 192022230007531711 on 13-04-2022, Amount Rs: 22,089/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20220413063238 9 on 13-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,246/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 51,246/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29252, Amount: Rs.100/-, Date of Purchase: 26/10/2021, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/04/2022 3:33PM with Govt. Ref. No: 192022230007531711 on 13-04-2022, Amount Rs: 51,246/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202204130632389 on 13-04-2022, Head of Account 0030-02-103-002-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 144500 to 144537

being No 160404187 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.04.25 13:07:24 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/04/25 01:07:24 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)